

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

40 Cumberland Drive, Barnsley, S71 5DF

40 Cumberland Drive, Barnsley, S71 5DF

Offers In The Region Of £315,000

- AMAZING VIEWS!

Cumberland Drive in the charming town of Barnsley, this exquisite detached bungalow offers a perfect blend of comfort and modern living. With a high specification finish throughout, this property is designed to impress.

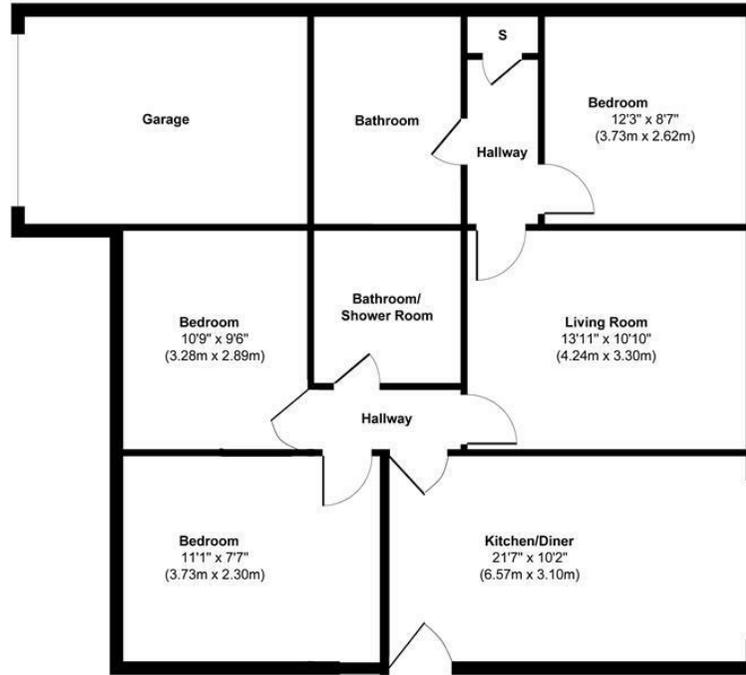
Boasting two spacious reception rooms, this home provides ample space for relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two contemporary bathrooms add a touch of luxury to daily routines.

One of the standout features of this bungalow is the stunning views to the rear, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home. The property also benefits from off-street parking for multiple vehicles, along with a garage, providing convenience and security for your vehicles.

Situated close to all local amenities and transport links, this property offers both tranquillity and accessibility, making it an ideal choice for families and professionals alike. Whether you are looking to relax in your own private retreat or entertain friends and family, this bungalow is a wonderful opportunity not to be missed.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com

Cumberland Drive



Ground Floor

Approx. Gross Internal Floor Area 1042 sq. ft / 96.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	83
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Entrance hall**

**Kitchen/ dining room**

21'7" x 10'2"

**Living room**

14'1" x 10'9"

**Family bathroom**

**Shower room**

**Bedroom one**

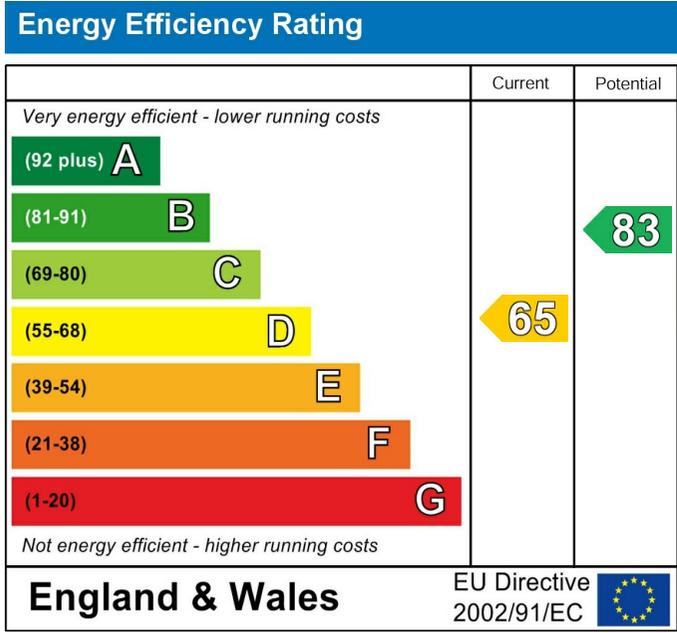
12'5" x 8'10"

**Bedroom two**

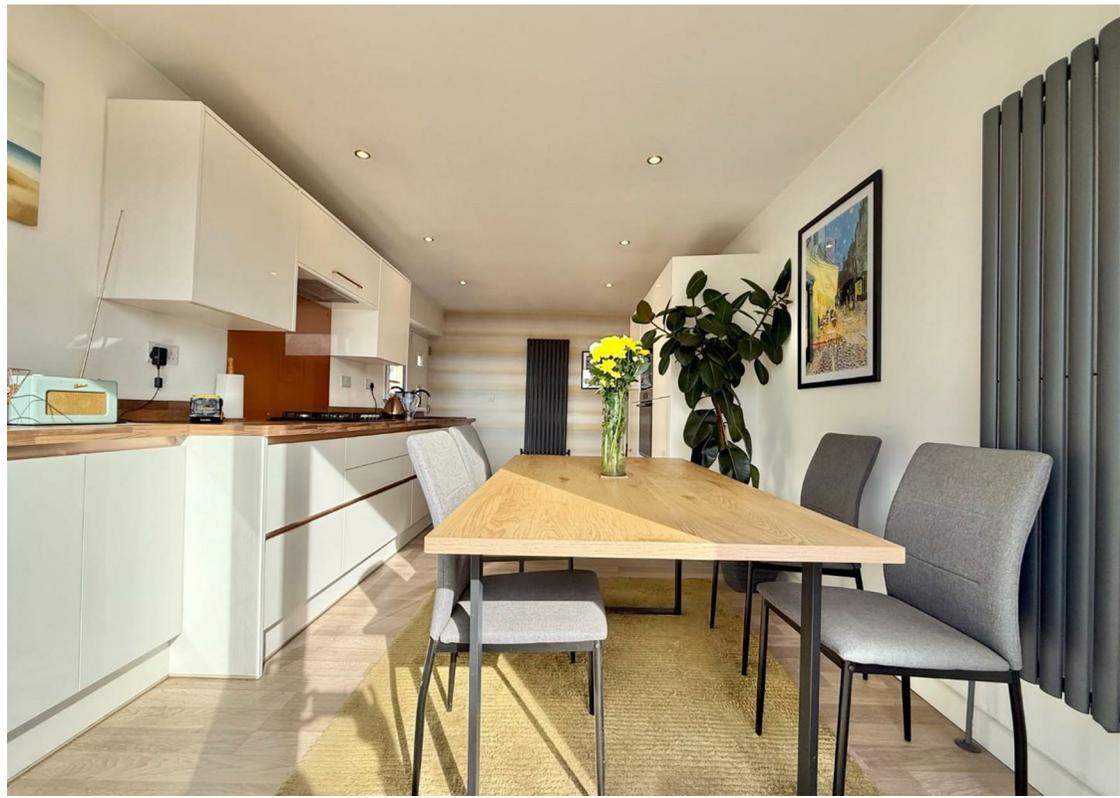
10'9" x 9'6"

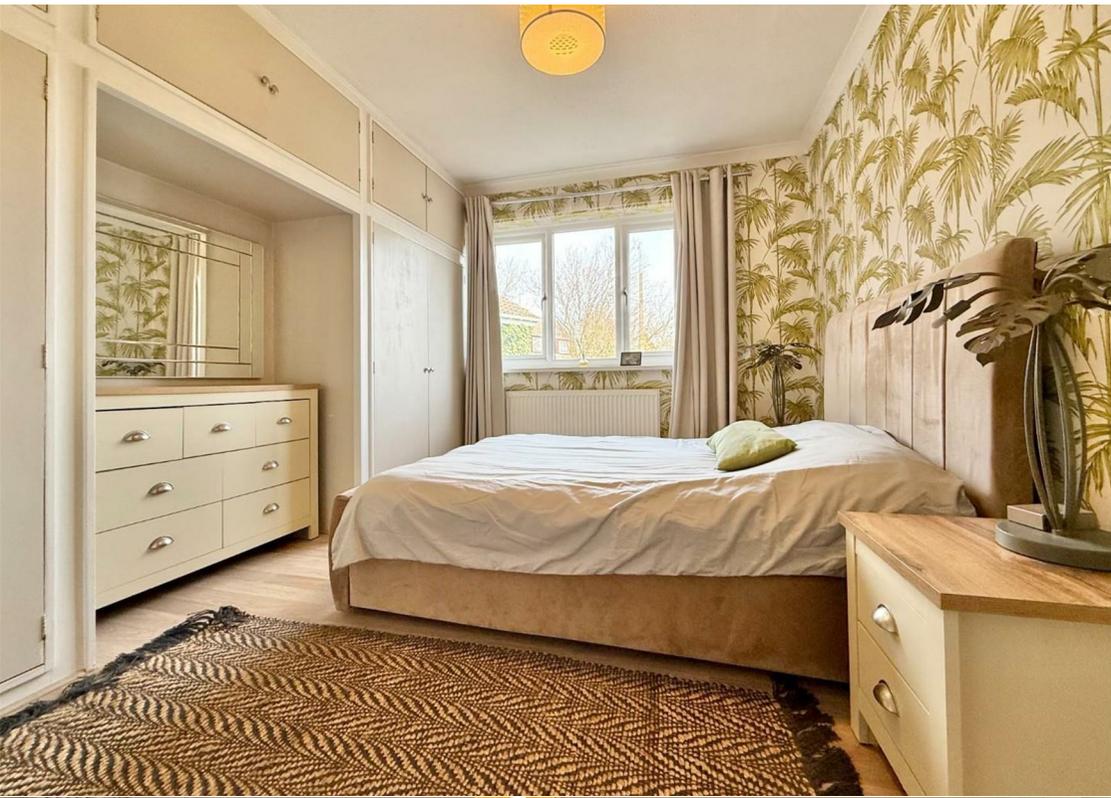
**Bedroom three**

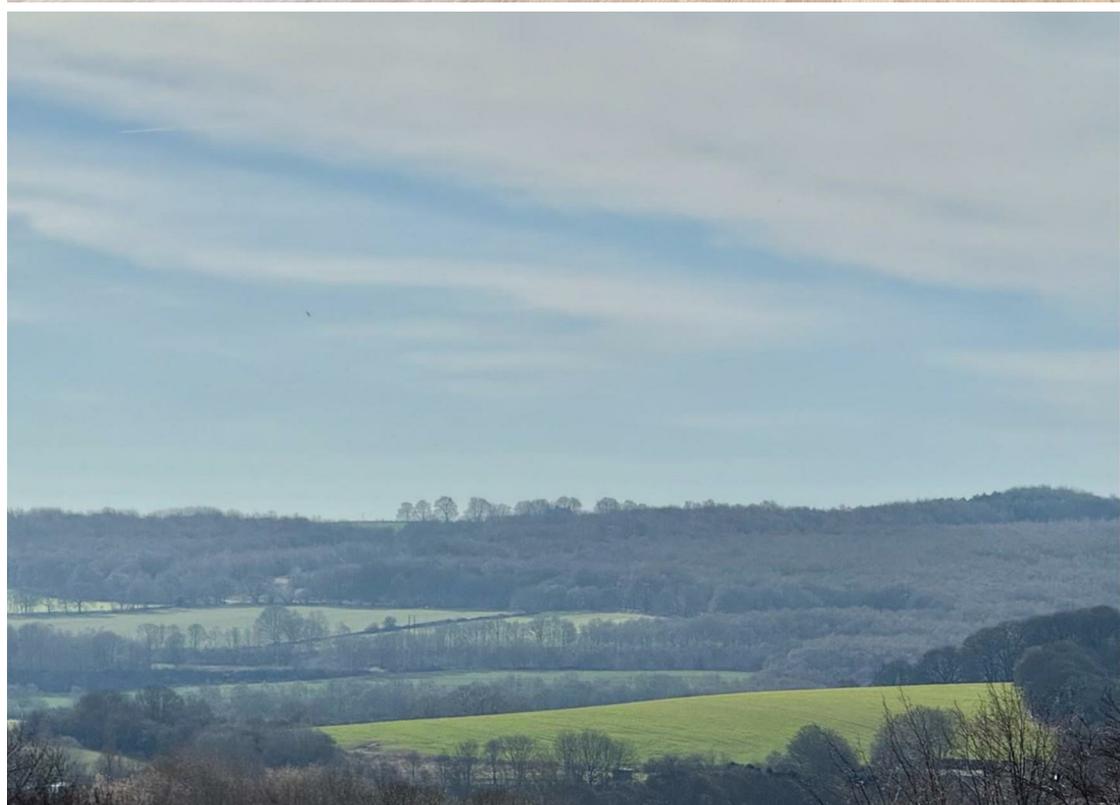
**Garage**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









# HUNTERS®

HERE TO GET *you* THERE

