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14 Fylde Close, Barnsley, S71 2SN

# 14 Fylde Close, Barnsley, S71 2SN

## Offers In Excess Of £200,000

Welcome to this charming three-bedroom semi-detached home located on the desirable Fylde Close in Barnsley. This property is perfect for families or anyone seeking a comfortable and stylish living space in a sought-after area.

As you enter, you will find a spacious lounge that invites relaxation, leading seamlessly into a delightful dining room, ideal for entertaining guests or enjoying family meals. The modern kitchen is well-equipped and offers a practical space for culinary adventures, making it a joy to cook and gather. Convenient ground-floor WC located off the hallway, providing practical facilities for guests and everyday family use.

Upstairs, you will discover three well-proportioned bedrooms, providing ample space for rest and privacy, including the master bedroom featuring fitted wardrobes. The family bathroom is conveniently located, ensuring that all your needs are met.

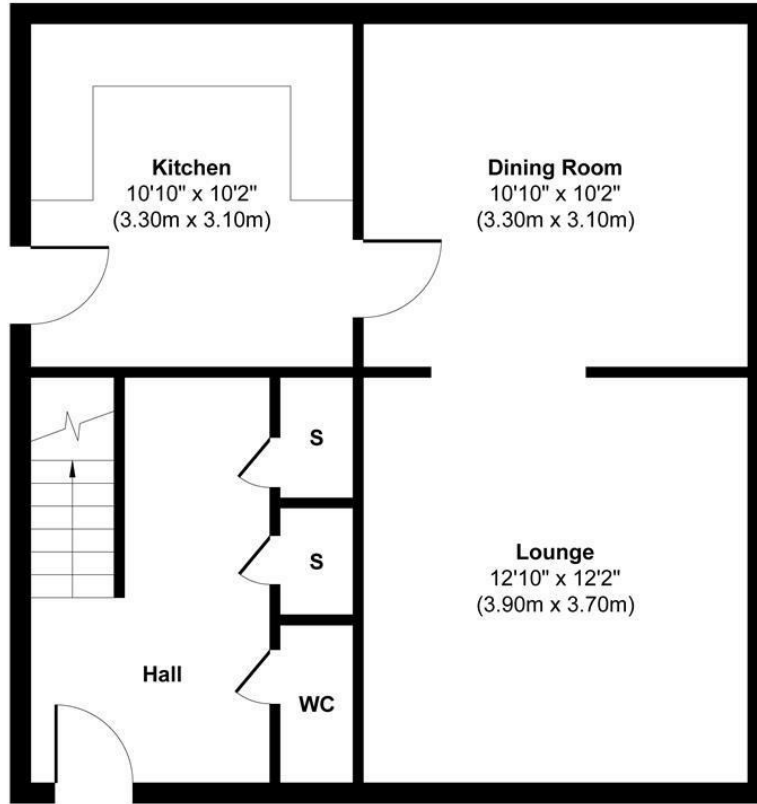
One of the standout features of this home is the stunning sun trap garden, which boasts a lovely seating area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

The property benefits from ample off-street parking, complemented by a large, beautifully paved driveway providing excellent outdoor space and practicality. This home is ready to move into, making it an excellent opportunity for those looking to settle down quickly.

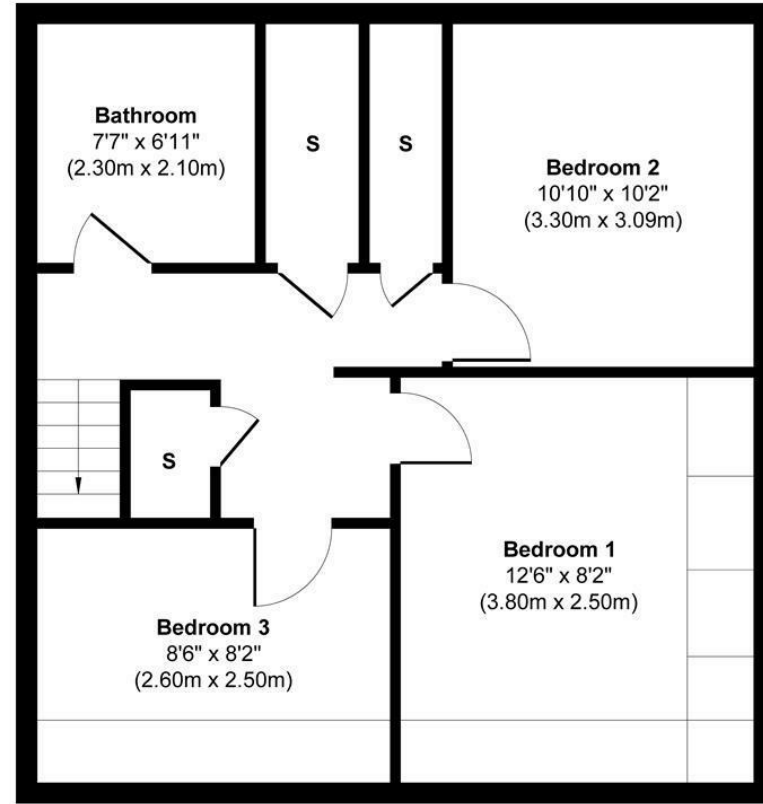
Do not miss your chance to view this lovely property; it is sure to attract considerable interest. Be quick to arrange a viewing and secure your new home in Barnsley.

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# Fylde Close



**Ground Floor**  
Approximate Floor Area  
542 sq. ft  
(50.37 sq. m)



**First Floor**  
Approximate Floor Area  
542 sq. ft  
(50.37 sq. m)

**Approx. Gross Internal Floor Area 1084 sq. ft / 100.74 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>		69	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

## Entrance Hall

## Living Room

12'9" x 12'1"

## Dining Room

10'9" x 10'2"

## Kitchen

10'9" x 10'2"

## Downstairs WC

## Bedroom 1

12'5" x 8'2"

## Bedroom 2

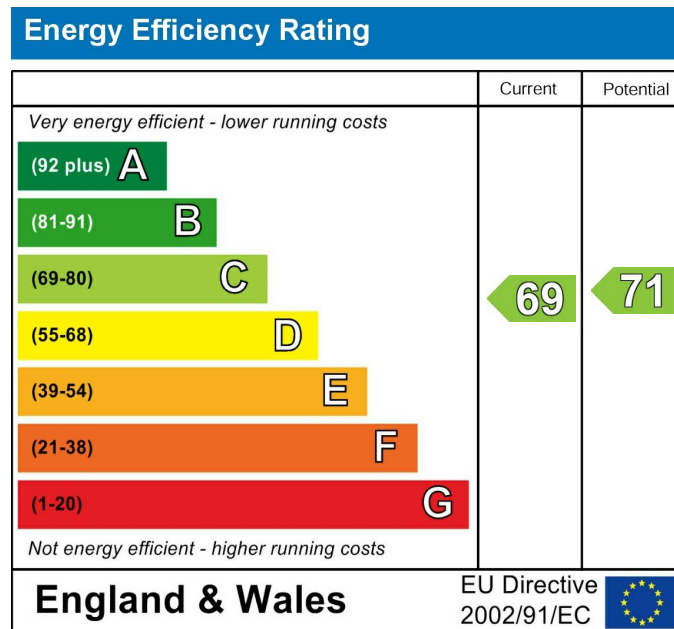
10'9" x 10'1"

## Bedroom 3

8'6" x 8'2"

## Family Bathroom

8'2" x 6'10"



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.









