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6 Paddock Close, Brierley, S72 9FR

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## Offers In Excess Of £335,000

**\*\*NO VENDOR CHAIN\*\***

In the tranquil setting of Paddock Close, Brierley, this stunning detached house offers a perfect blend of modern living and serene countryside charm. With three spacious double bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and convenience.

The house boasts a high specification finish throughout, showcasing various upgrades that enhance its appeal. The elegant oak flooring adds a touch of sophistication, while the upgraded kitchen and bathrooms provide both style and functionality. The generous reception room serves as a welcoming space for relaxation and entertaining, making it the heart of the home.

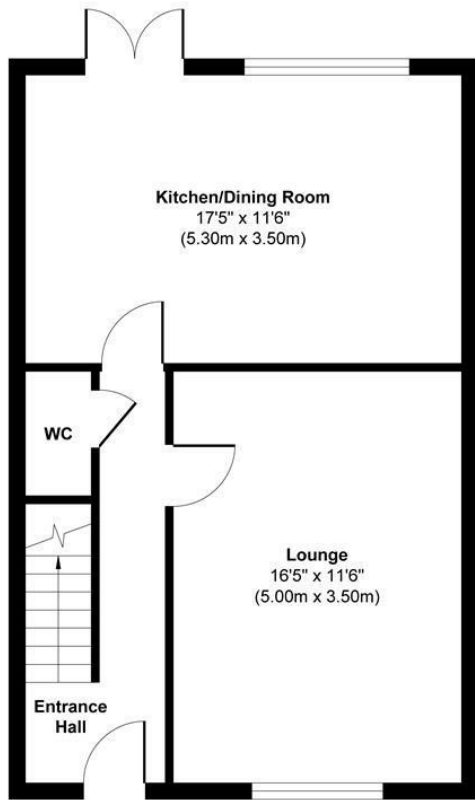
Set over three storeys, this property offers ample living space, ensuring that everyone can enjoy their own privacy. The off-street parking and garage provide practical solutions for vehicle storage, adding to the convenience of this lovely home.

Situated in a very quiet location, the property is surrounded by picturesque countryside, perfect for leisurely walks and outdoor activities. Additionally, residents will appreciate the proximity to local schools and shops, making daily errands and family needs easily accessible.

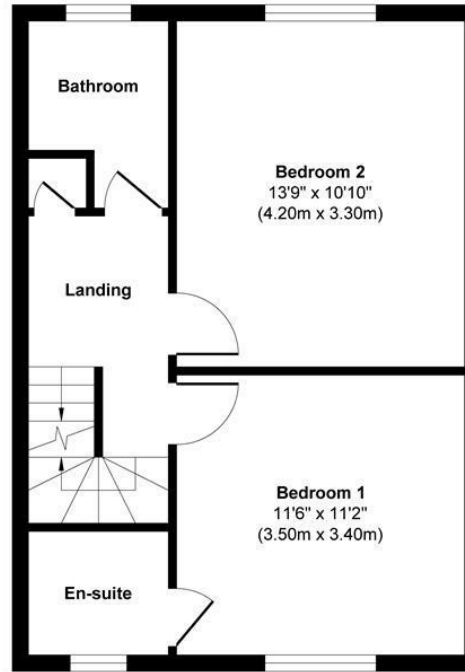
This delightful home in Brierley is a rare find, combining modern amenities with a peaceful lifestyle. It is an excellent opportunity for those looking to settle in a charming community while enjoying the comforts of contemporary living.

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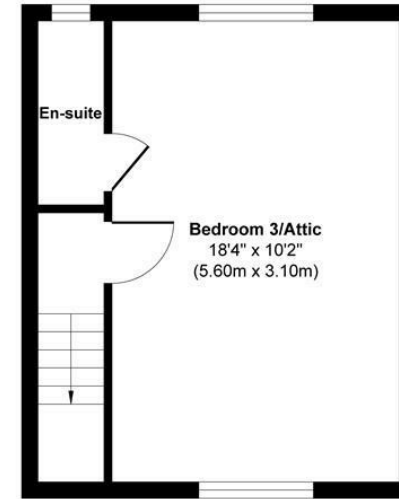
# Paddock Close



**Ground Floor**  
Approximate Floor Area  
490 sq. ft  
(45.58 sq. m)



**First Floor**  
Approximate Floor Area  
439 sq. ft  
(40.81 sq. m)



**Second Floor**  
Approximate Floor Area  
265 sq. ft  
(24.64 sq. m)

**Approx. Gross Internal Floor Area 1194 sq. ft / 111.03 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>			<b>92</b>
(81-91) <b>B</b>		<b>85</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			
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**

**Lounge**

11'5" x 16'4"

**Kitchen/ Dining room**

18'0" x 11'5"

**W/C**

**Landing**

**Bedroom one**

11'5" x 11'1"

**En-suite**

**Bedroom two**

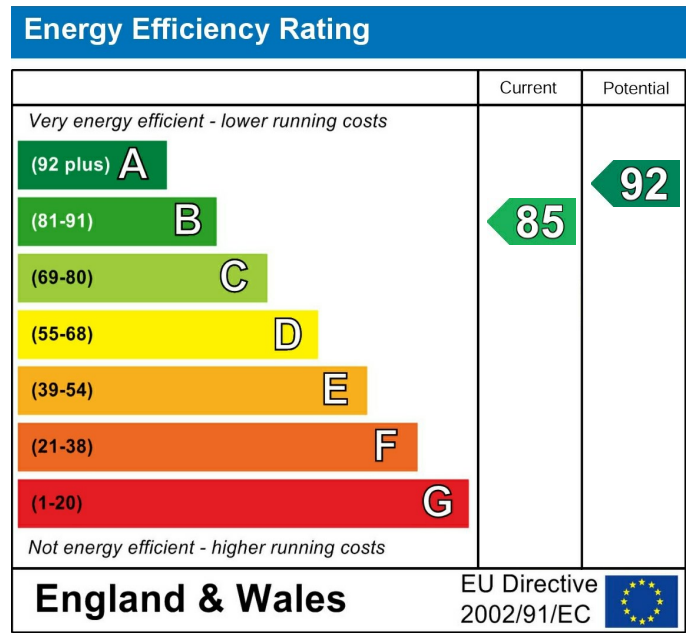
13'9" x 10'9"

**Family bathroom**

**Landing**

**Bedroom three**

18'4" x 10'2"



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.









