

HUNTERS®

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50 Gawber Road, Barnsley, S75 2AP

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Offers In Excess Of £210,000

Stunning Three-Bedroom Home – Gawber Road

A truly unique property combining original character with modern luxury!

This exceptional four-storey, three-bedroom home has been beautifully finished to a very high specification throughout, offering a perfect blend of period charm and contemporary style. Immaculately presented by the owner, the property is exceptionally clean and finished to such a high standard that it feels more like a luxury boutique hotel.

Original character features have been carefully retained and complemented by elegant coving, stunning oak herringbone flooring and luxurious quartz worktops. The property also benefits from two modern bathrooms, finished to a high standard throughout.

The real showstopper is the incredible attic bedroom, featuring exposed brickwork, beautiful beams, a freestanding bath positioned in the centre of the room and a walk-in wardrobe, creating a truly luxurious and unique space.

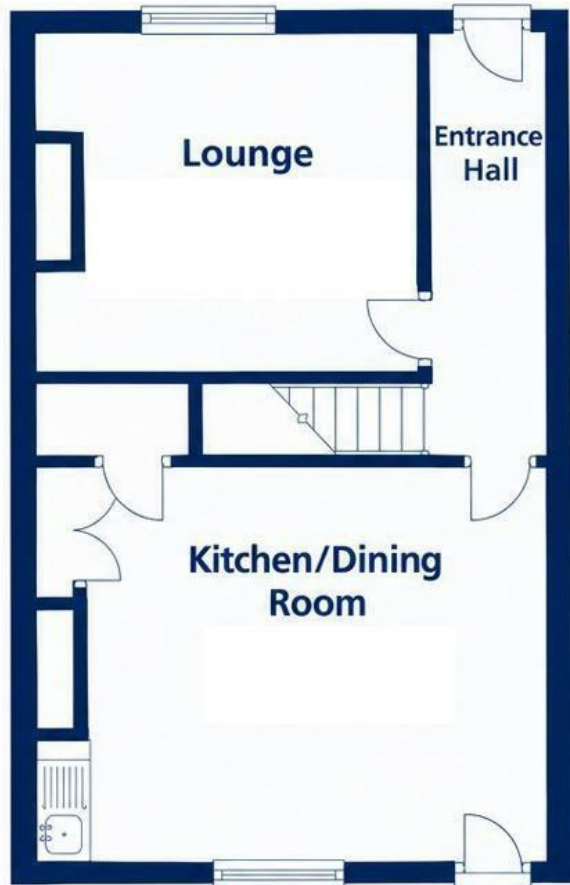
Arranged over four floors, this home offers character, style and quality at every turn, with attention to detail evident throughout.

Ideally located close to Barnsley Hospital, Barnsley town centre and major motorway links, the property is perfectly positioned for convenience while offering a home that stands out from the crowd.

A rare opportunity to view a truly stunning home with the wow factor. Early viewing is highly recommended to fully appreciate the quality and finish on offer!

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Ground Floor



First Floor



Second Floor



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

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

Hallway

Lounge

12'9" x 11'5"

Kitchen/ Dining room

15'1" x 13'9"

Cellar

Landing

Shower room

11'5" x 5'2"

Bedroom one

15'1" x 13'1"

Bedroom two

11'5" x 9'10"

Bedroom three (Attic)

19'8" x 15'1"

En suite

Energy Efficiency Rating

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

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.









