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15 Vowden Chase, Stairfoot, Barnsley, S70 3FW

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£260,000

Welcome to this stunning semi-detached house located in the desirable Vowden Chase, Stairfoot, Barnsley. This brand new, three-storey home has never been lived in, making it a perfect opportunity for those seeking a fresh start in a modern setting. Offered to the market with no onward vendor chain, providing an excellent opportunity for a smooth and potentially quicker purchase.

As you enter the property, you are greeted by a welcoming entrance hall that leads into a contemporary kitchen and dining area, complete with fitted modern units and integrated appliances including a washing machine, dishwasher, fridge freezer and electric hob, complemented by LED under-cabinet lighting and stylish herringbone flooring. The spacious living room features elegant French doors that open directly into the generous back garden, ideal for family gatherings or simply enjoying the outdoors.

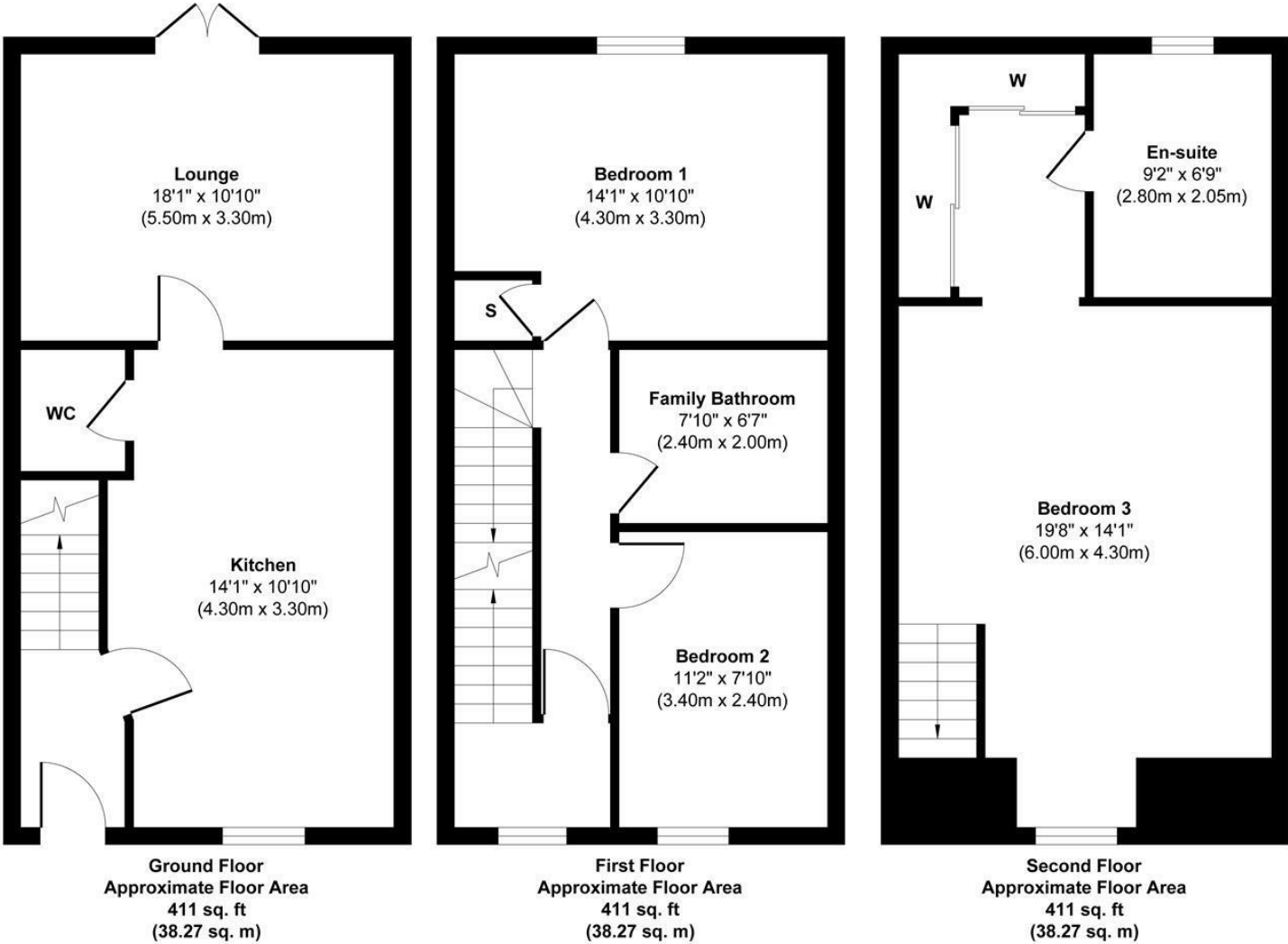
The first floor comprises two well-proportioned bedrooms, accompanied by a family bathroom that is both functional and stylish. Ascending to the second floor, you will find the master bedroom, which boasts a dressing room featuring fitted wardrobes and a private ensuite, providing a luxurious retreat for relaxation.

This home also benefits from off-street parking with space for 3 vehicles, ensuring convenience for you and your guests. Situated in a lovely, friendly estate, this property is in a great location, close to local amenities and transport links, making it an ideal family home.

With its modern design and ample space, this property is sure to attract interest. Do not miss the chance to make this beautiful house your new home. Be quick to arrange a viewing!

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# Vowden Chase



**Approx. Gross Internal Floor Area 1233 sq. ft / 114.81 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>95</b>
(81-91) <b>B</b>		<b>87</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			
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

## Living Room

13'10" x 10'5"

## Kitchen/ Dining Room

17'10" x 10'7"

## Downstairs WC

## Bedroom 1

14'0" x 10'9"

## Bedroom 2

10'5" x 6'9"

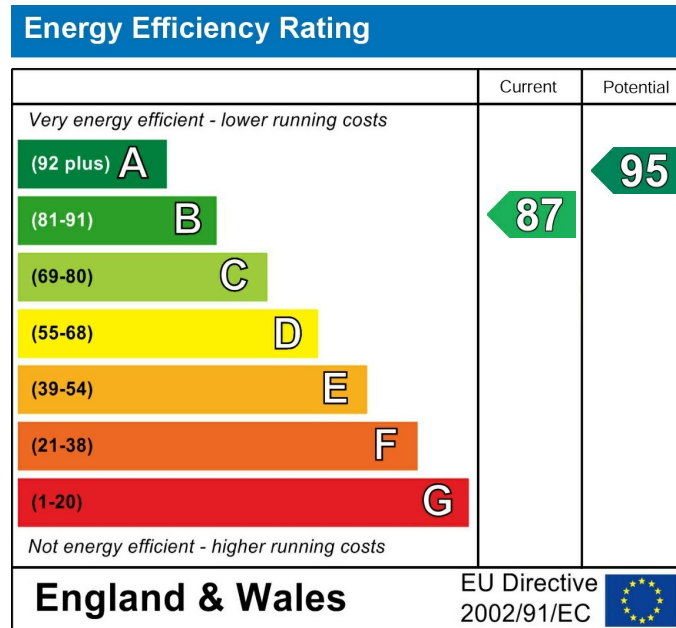
## Family Bathroom

## Bedroom 3

14'0" x 12'9"

## Dressing Room

## En-Suite



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.



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