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Lancasters
For Sale
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2 Warner Road, Barnsley, S75 2HQ

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Asking Price £269,950

- NO VENDOR CHAIN

On Warner Road in the vibrant town of Barnsley, this charming house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property is designed to accommodate a growing family or those who simply desire extra space. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

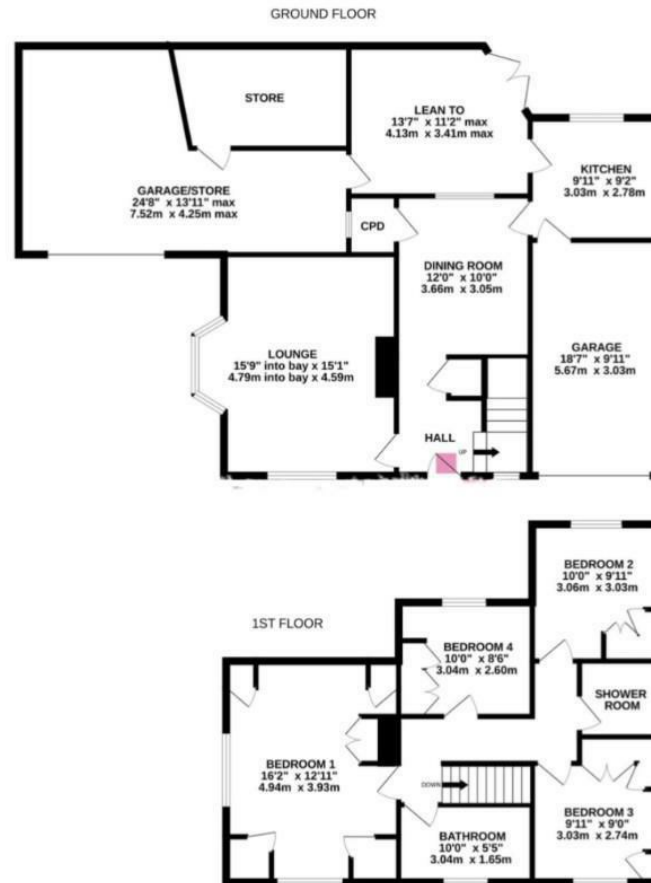
The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is both practical and welcoming, providing a comfortable environment for everyday living.

Parking is a significant advantage of this property, with space available for multiple vehicles, as well as off-street parking for additional cars. The integral garage and separate lean-to offer secure storage options, catering to those with hobbies or requiring extra space for tools and equipment.

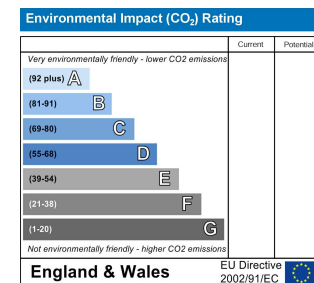
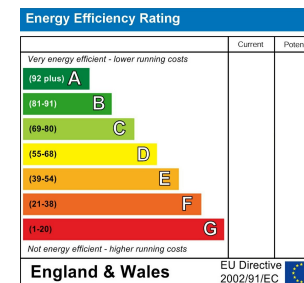
One of the standout features of this home is the absence of a vendor chain, allowing for a smooth and efficient purchasing process. The location is particularly appealing, situated close to the motorway for easy commuting and within proximity to local amenities, including Barnsley hospital, ensuring that all essential services are within reach.

In summary, this property on Warner Road is a delightful family home that combines space, convenience, and a prime location. It is an ideal choice for anyone looking to settle in Barnsley, offering both comfort and practicality in a sought-after area.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance hall

Dining Room

12'0" x 10'0"

Kitchen

9'11" x 9'1"

Lounge

15'8" x 15'0"

Garage

18'7" x 9'11"

Store/ Lean to

24'8" x 13'11"

Landing

Bedroom 1

16'2" x 12'10"

Bedroom 2

10'0" x 9'11"

Family Bathroom

9'11" x 5'4"

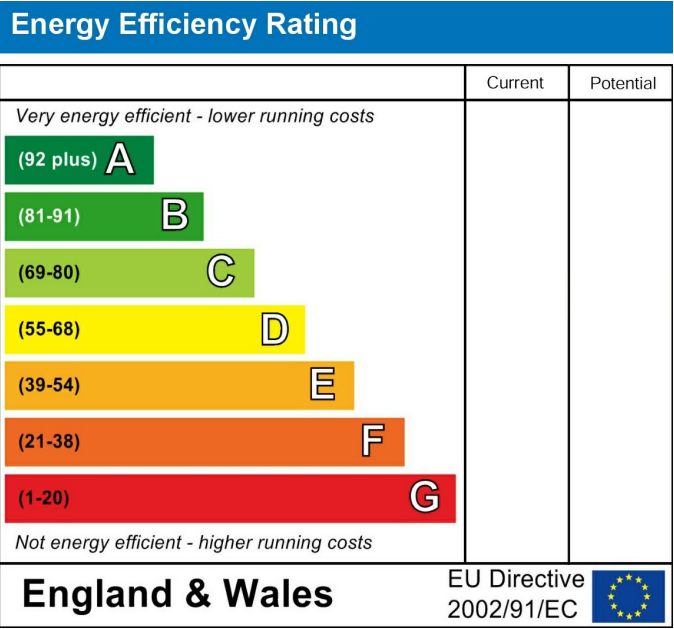
Bedroom 3

9'11" x 8'11"

Bedroom 4

9'11" x 8'6"

Shower Room



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.







