



**HUNTERS®**  
HERE TO GET *you* THERE

52 Hart Hills, Hemingfield, Barnsley, S73 0QX

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£290,000

In the charming area of Hart Hills, Hemingfield, Barnsley, this delightful house offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. Each bedroom provides ample room for relaxation and personalisation, ensuring a restful retreat at the end of the day.

The heart of the home is undoubtedly the well-appointed kitchen, featuring a stylish island that not only enhances the cooking experience but also serves as a wonderful gathering spot for family and friends. The open-plan design allows for a seamless flow between the kitchen and the reception room, creating an inviting atmosphere for entertaining or simply enjoying everyday life.

This property boasts three bathrooms, providing convenience and privacy for all occupants. The thoughtful layout ensures that morning routines run smoothly, making it an excellent choice for busy households.

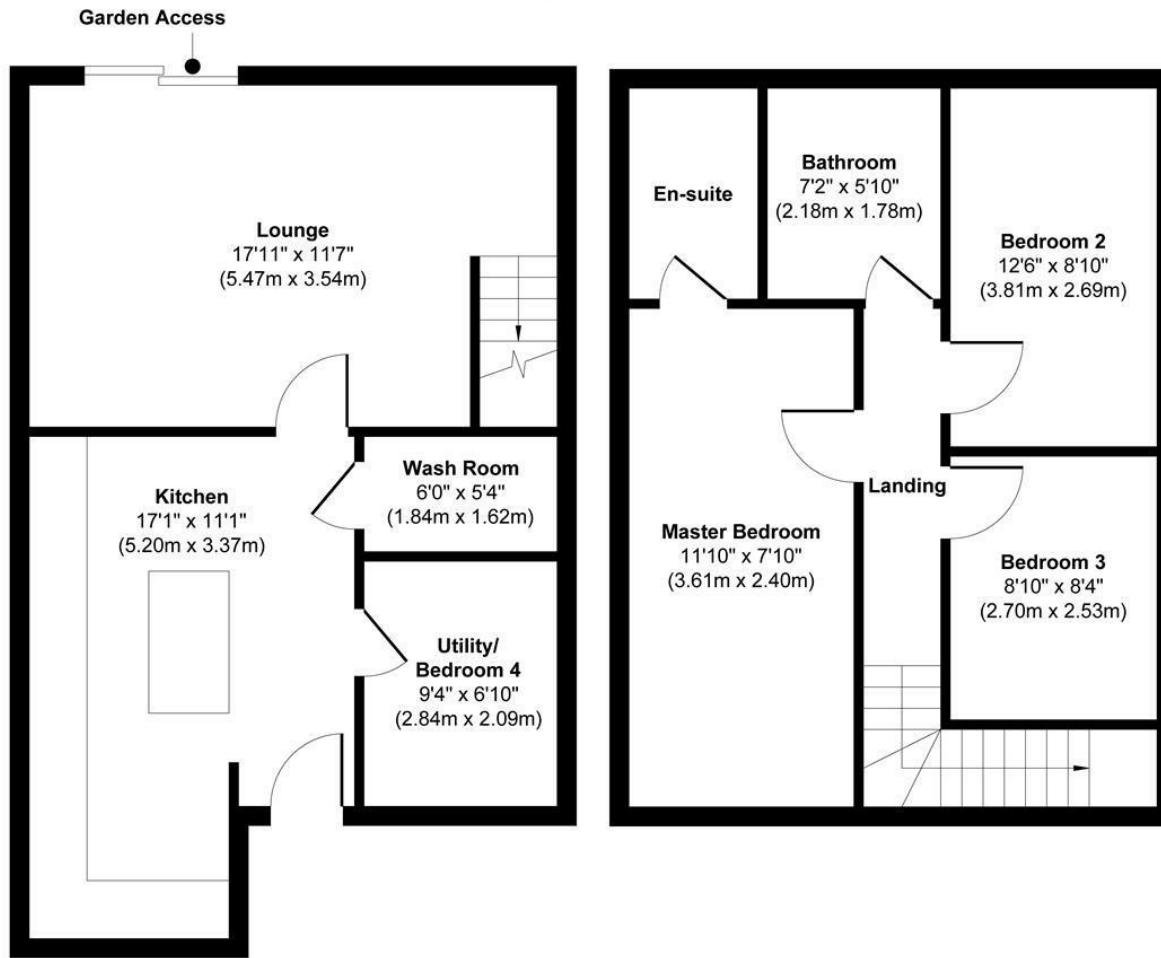
Outside, the garden offers a tranquil space to unwind, perfect for summer barbecues or simply enjoying the fresh air. Additionally, off-street parking is available, providing ease and security for your vehicles.

Situated in a good location, this home benefits from local amenities and transport links, making it an ideal choice for those who appreciate both convenience and a peaceful residential setting. This property is a wonderful opportunity for anyone looking to settle in a welcoming community in Barnsley.

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# Hart Hills



Ground Floor  
Approximate Floor Area  
470 sq. ft  
(43.69 sq. m)

First Floor  
Approximate Floor Area  
438 sq. ft  
(40.70 sq. m)

**Approx. Gross Internal Floor Area 908 sq. ft / 84.39 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) 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			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Kitchen**

9'10"121'4" x 16'4"6'6"

**Utility/ Bedroom four**

9'3" x 6'10"

**Lounge**

16'4"154'2" x 9'10"177'1"

**Downstairs wash room**

3'3"203'4" x 6'0"

**Master bedroom**

9'10"200'1" x 7'10"

**Bedroom two**

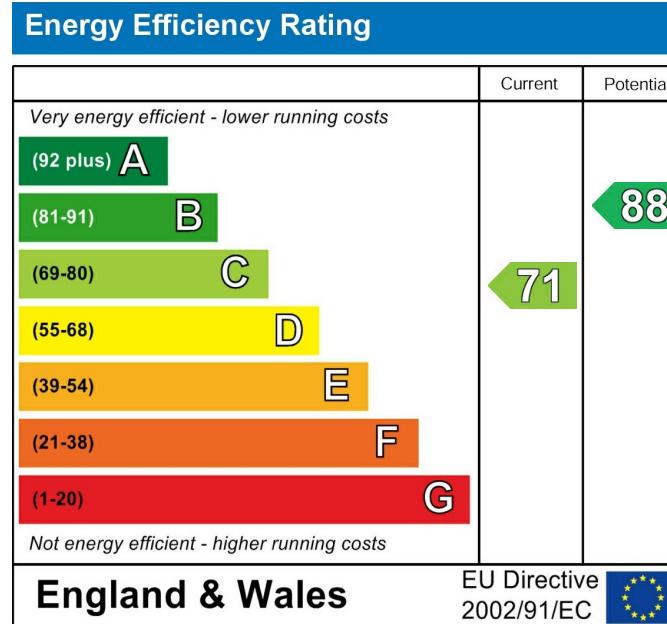
12'5" x 8'9"

**Bedroom three**

6'6"22'11" x 6'6" 173'10"

**Bathroom**

6'6"59'0" x 3'3"255'10"

**En suite****Storage 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.

