

HUNTERS[®]

HERE TO GET *you* THERE



Sandhill Drive

Barnsley, S72 0ES

Guide Price £200,000



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Lounge and Kitchen

19'8" x 23'0" (6 x 7)

A lovely open plan lounge and kitchen. The kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an electric oven, a four ring gas hob with extractor fan over, fridge, freezer and an inset sink and drainer with a mixer tap over. Also with two elevated PVCu double glazed windows and tiled flooring. To the lounge area provides fitted carpets and PVCu double glazed French style patio doors leading to the rear garden.

Bedroom One

9'10" x 10'6" (3 x 3.2)

The first bedroom offers fitted carpets, integral wardrobes with sliding doors and an elevated PVCu double glazed window.

Bedroom Two

9'10" x 10'6" (3 x 3.2)

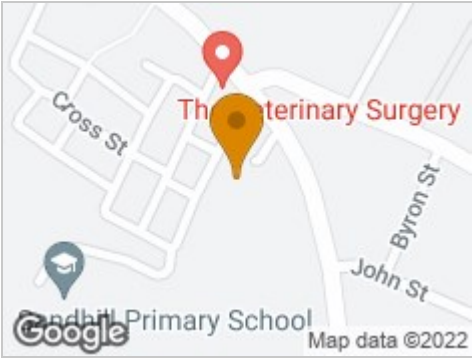
The second bedroom provides fitted carpets, integral wardrobes with sliding doors and an elevated PVCu double glazed window.

Bathroom

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and large walk in shower cubicle. Also with tiled flooring and a wall mounted towel radiator.



Road Map



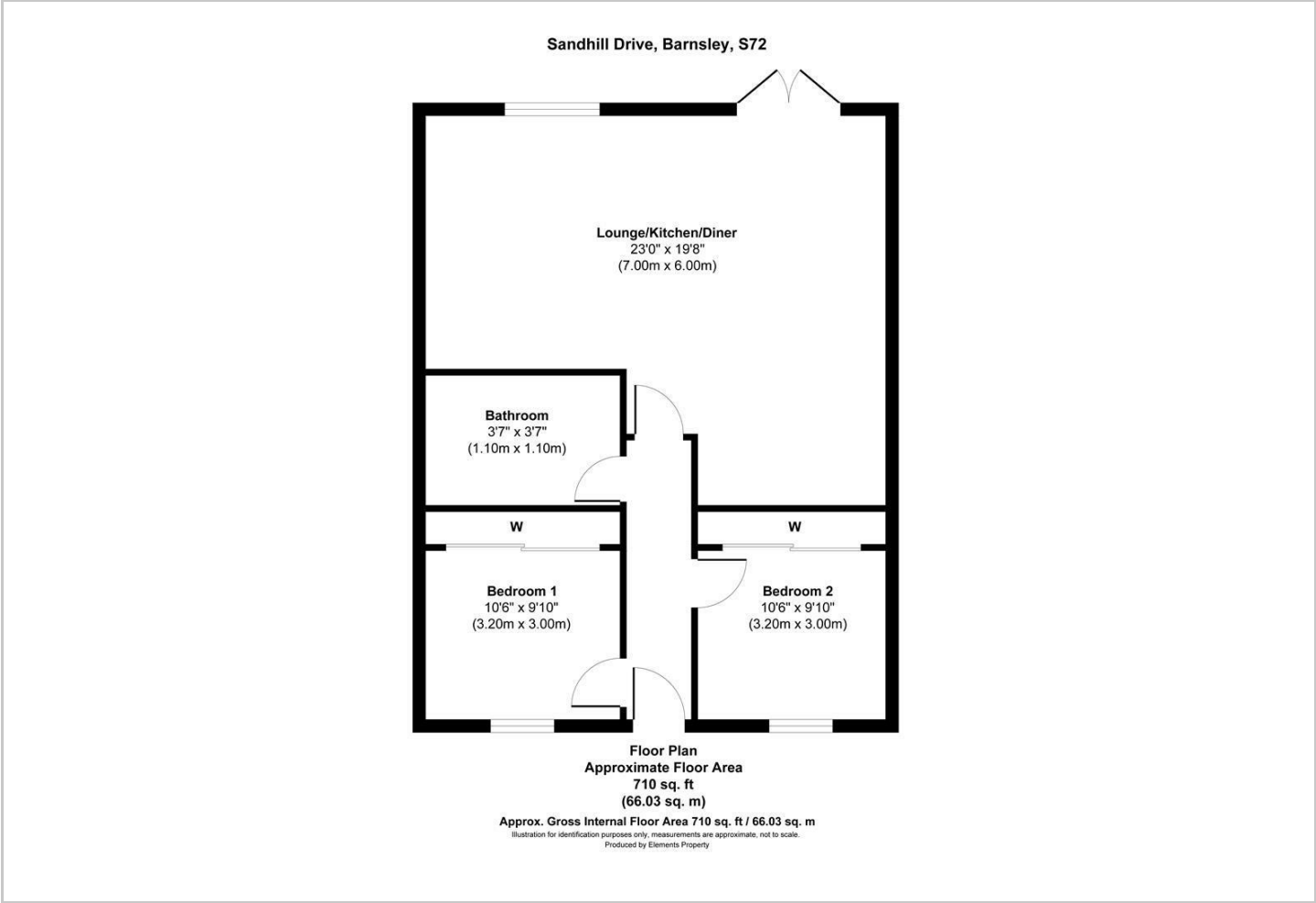
Hybrid Map



Terrain Map



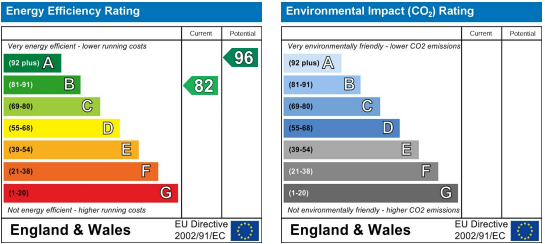
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.