

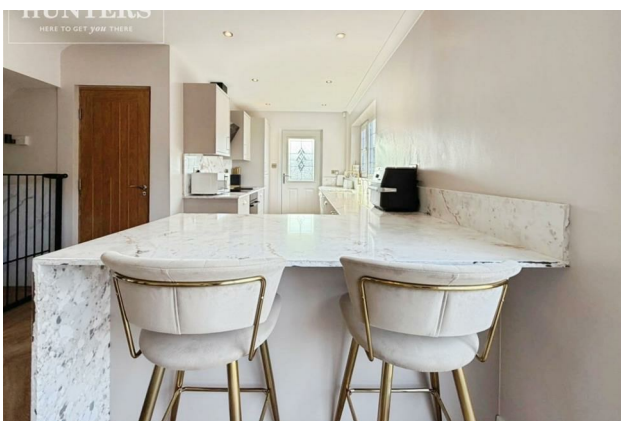
# HUNTERS®

HERE TO GET *you* THERE

**12 Haigh Croft, Royston, Barnsley, S71 4SF**

**£265,000**

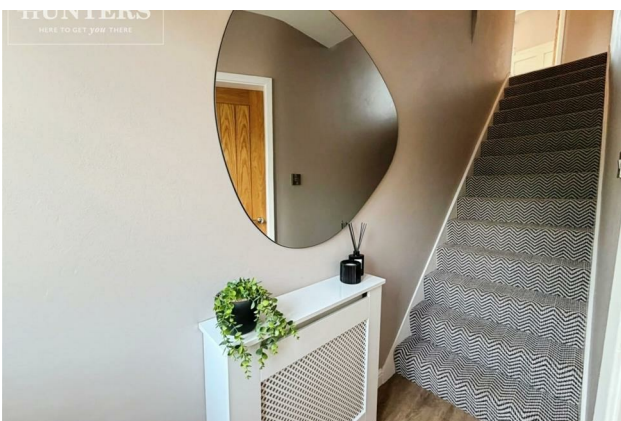
**Property Images**



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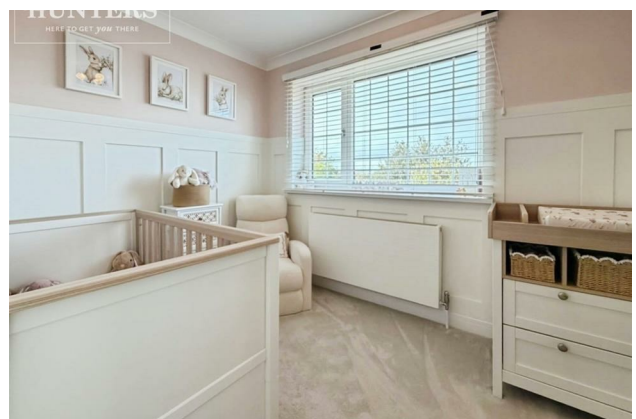
## Property Images



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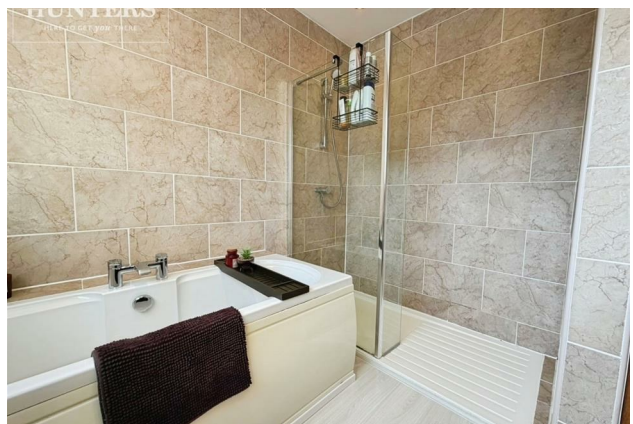
## Property Images



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## Property Images

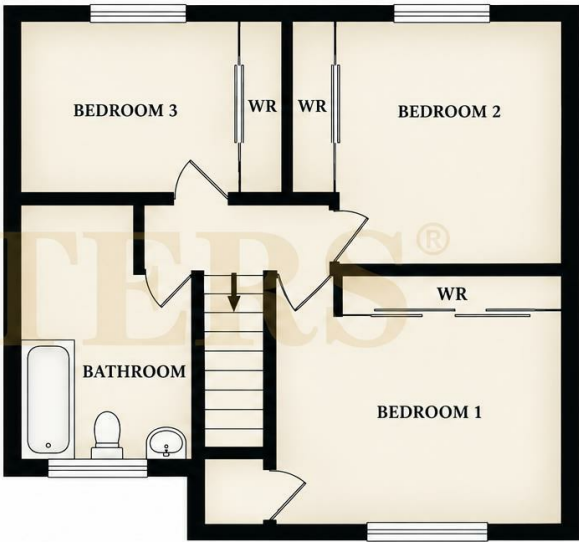


Haigh Croft

GROUND FLOOR



FIRST FLOOR



HUNTERS®

EPC

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>83</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 energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A TRULY STUNNING THREE-BEDROOM SEMI-DETACHED HOME, BEAUTIFULLY PRESENTED WITH EXCEPTIONAL MODERN INTERIORS AND SPACIOUS ACCOMMODATION THROUGHOUT.

This impressive property offers the perfect combination of contemporary design, stylish finishes and practical family living. Upon entering, you are welcomed into a spacious entrance hall leading to a gorgeous lounge, featuring an eye-catching panelled feature wall and a warm, inviting atmosphere. Double doors open into the stunning open-plan kitchen and dining area, undoubtedly the heart of the home. Finished to an exceptional standard, the kitchen boasts elegant quartz worktops, integrated appliances, a breakfast bar, parquet flooring and beautifully designed wall panelling. Overlooking the rear garden, this fantastic space is flooded with natural light, creating an ideal setting for both everyday living and entertaining.

To the first floor are three generously proportioned bedrooms, all featuring built-in wardrobes. The impressive master bedroom further benefits from a dedicated dressing room with a walk-in wardrobe feature, creating a luxurious and practical space. Completing the accommodation is a beautifully appointed four-piece family bathroom.

Externally, the property continues to impress, boasting a generous rear garden offering plenty of space to relax and enjoy the outdoors. To the front, a substantial driveway provides off-street parking for multiple vehicles and a garage.

Conveniently located close to local schools, shops, amenities and nearby countryside walks, this exceptional home is perfectly suited to families and buyers seeking a property that combines beautiful interiors with generous living space.

A rare opportunity to acquire a home finished to such a fantastic standard, offering style, space and so much more. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

## Features

- Stunning three-bedroom semi-detached property
- Beautifully presented with modern interiors throughout
- Impressive lounge with feature wall panelling
- Contemporary kitchen with integrated appliances and quartz worktops
- Three spacious bedrooms, all with built in wardrobes
- Gorgeous four-piece family bathroom
- Large rear garden, perfect for relaxing and entertaining
- Driveway providing off-street parking for multiple vehicles and garage
- Exceptional family home with a fantastic modern finish
- Large rear garden and driveway providing parking for multiple vehicles