

HUNTERS®

HERE TO GET *you* THERE



5 The Hill Top, Barnsley, S71 2FW

HUNTERS®
EXCLUSIVE

5 The Hill Top, Barnsley, S71 2FW

£625,000

An Exceptional Five-Bedroom Contemporary Family Home in The Hill Top, Barnsley

Situated within the highly sought-after development of The Hill Top, this outstanding five-bedroom detached residence offers an exceptional standard of modern family living, combining luxurious finishes, generous proportions, and cutting-edge features throughout.

From the moment you arrive, this impressive home makes a lasting impression. Beautifully presented and meticulously maintained, it has been thoughtfully designed to provide both style and functionality for modern family life.

The spacious accommodation is centred around a stunning open-plan kitchen, finished with elegant quartz worktops and high-specification fittings, creating the perfect space for everyday living and entertaining. Two beautifully appointed reception rooms provide versatile living areas, including a superb lounge featuring a bespoke contemporary media wall, ideal for relaxing evenings with family and friends.

Throughout the ground floor, exquisite parquet herringbone flooring is enhanced by gas underfloor heating, delivering both sophistication and comfort. Air conditioning throughout the property ensures year-round climate control, adding an extra touch of luxury.

The home boasts five generously sized bedrooms and three stylish bathrooms, offering ample space for growing families, visiting guests, or those working from home.

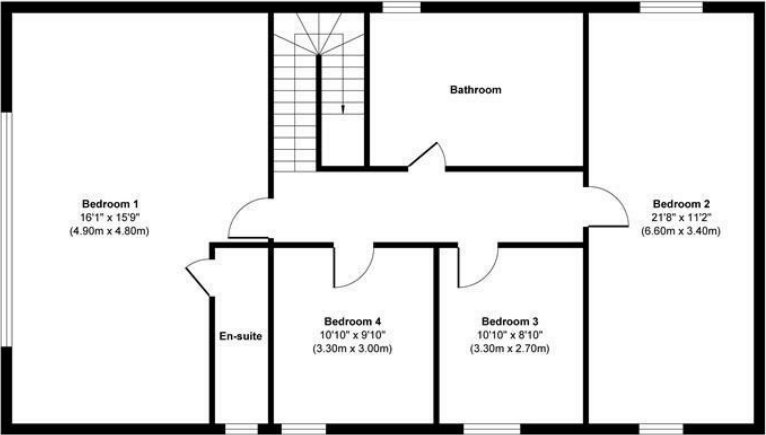
Externally, the property continues to impress. The private south-facing garden provides the perfect setting for outdoor dining, entertaining, or simply enjoying the sunshine throughout the day. A garage and off-street parking are accessed via secure enclosed intercom entry, providing both convenience and peace of mind.

Further enhancing the home's modern credentials is a fast EV charging point, perfectly suited to contemporary lifestyles.

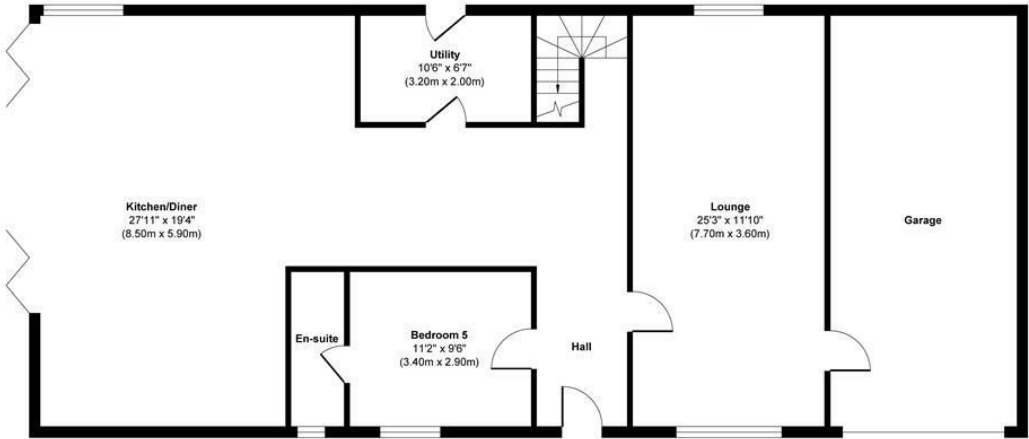
Offering a rare combination of luxury, space, and modern convenience in one of Barnsley's most desirable locations, this remarkable home presents

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

Hill Top



First Floor
Approximate Floor Area
1152 sq. ft
(107.03 sq. m)



Ground Floor
Approximate Floor Area
1218 sq. ft
(113.19 sq. m)

Approx. Gross Internal Floor Area 2370 sq. ft / 220.22 sq. m (Excluding Garage)

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales	EU Directive 2002/91/EC	

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.













