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41 Monument Drive, Brierley, Barnsley, S72 9LU

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Asking Price £250,000

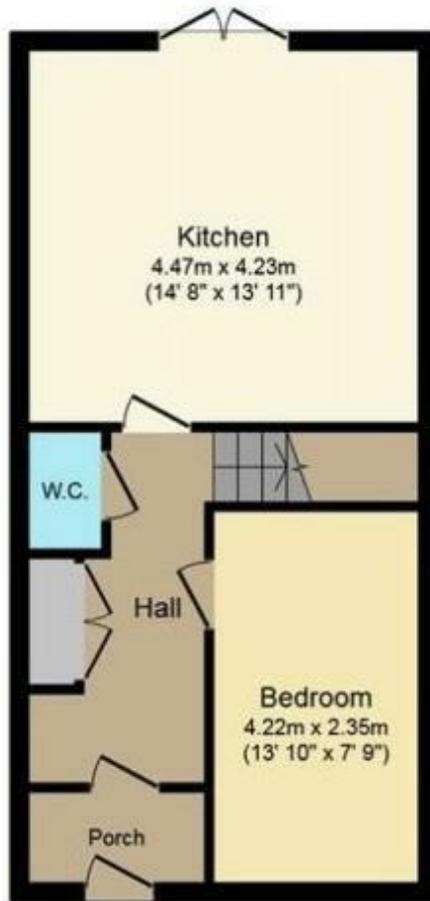
Situated in the charming area of Brierley, Barnsley, this exquisite house on Monument Drive offers a perfect blend of modern living and serene surroundings. The property boasts a beautifully designed interior that is sure to impress. With four generously sized double bedrooms, there is ample space for family and guests alike.

The heart of the home is the open plan modern kitchen diner, which features sliding doors that seamlessly connect the indoor space to the very well-kept private garden at the rear. This outdoor area is perfect for entertaining or simply enjoying the fantastic surrounding views that enhance the property's appeal.

In addition to its stunning interior and exterior, the house benefits from off-street parking, providing convenience and ease for residents. Situated in a desirable estate location, this property is ideal for those seeking a peaceful yet connected lifestyle.

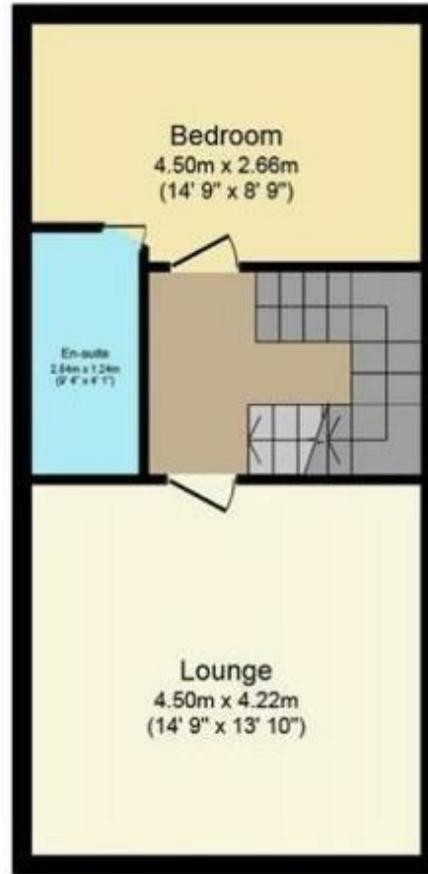
This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality. Whether you are looking to settle down or invest, this property is a remarkable opportunity that should not be missed.

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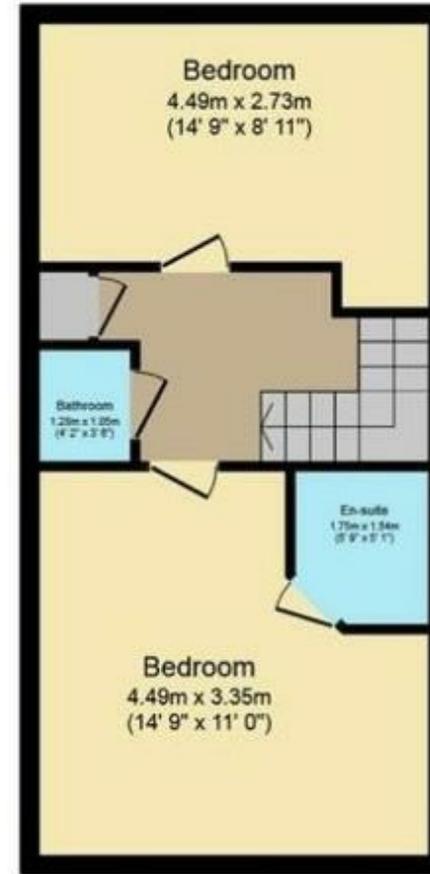
Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.)
approx



First Floor

Floor area 42.0 sq. m. (452 sq. ft.)
approx



Second Floor

Floor area 42.0 sq. m. (452 sq. ft.)
approx

| 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 | |

Porch

Hallway

W.C

Bedroom | Lounge

13'10" x 7'8"

Located on the ground floor, this versatile bedroom offers flexible use as either a comfortable sleeping space or an additional living room. Stylish panelled walls add character and charm, while integrated storage provides practical and discreet organisation. A well-proportioned and adaptable room, ideal for modern family living or guest accommodation.

Kitchen

14'7" x 13'10"

The kitchen is a stylish and functional space, finished with sleek laminated flooring for a clean, modern look. Contemporary cream cupboards are perfectly complemented by warm wooden countertops, creating a fresh yet inviting feel. There is ample room for a dining table, making it ideal for both everyday family meals and entertaining. Sliding doors open directly into the garden, allowing natural light to pour in and providing seamless indoor-outdoor living, while LED lighting adds a bright and energy-efficient finishing touch.

Landing

Living Room

14'9" x 13'10"

The living room is an impressively spacious and inviting area, enhanced by two large windows that flood the room with natural light and create a bright, airy feel throughout. Stylish laminated flooring adds a sleek and practical finish, while a striking panelled feature wall provides character and a contemporary focal point. Generous proportions make this an ideal space for both relaxing and entertaining.

Bedroom

14'9" x 8'8"

This well-proportioned double bedroom offers a bright and comfortable retreat. Two windows allow plenty of natural light to fill the space, enhancing the sense of openness. Elegant panelled walls add a stylish touch of character, while the soft grey carpet creates a warm and cosy finish underfoot. The room is further complemented by a modern three-piece en suite, providing convenience and privacy with a sleek, contemporary design.

En- Suite

9'3" x 4'0"

Landing

Bedroom

14'8" x 10'11"

The master bedroom is a beautifully presented, spacious double room designed for both comfort and style. Elegant panelled walls add character and a touch of sophistication, creating a warm and inviting atmosphere. The room benefits from fitted wardrobes, providing ample storage while maintaining a clean and uncluttered look. A modern three-piece en suite completes the space, offering convenience and privacy with well-appointed fixtures and a contemporary finish.

En Suite

5'8" x 5'0"

Bathroom

4'1" x 3'5"

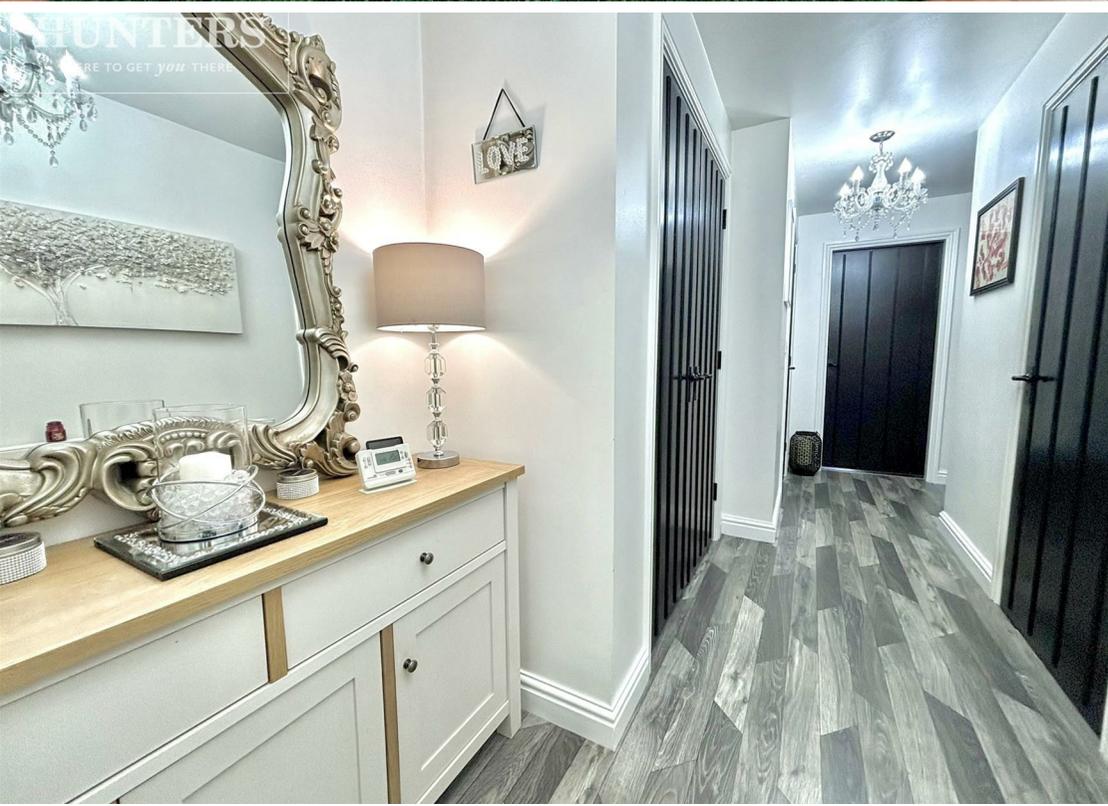
Bedroom

14'8" x 8'11"

Energy Efficiency Rating

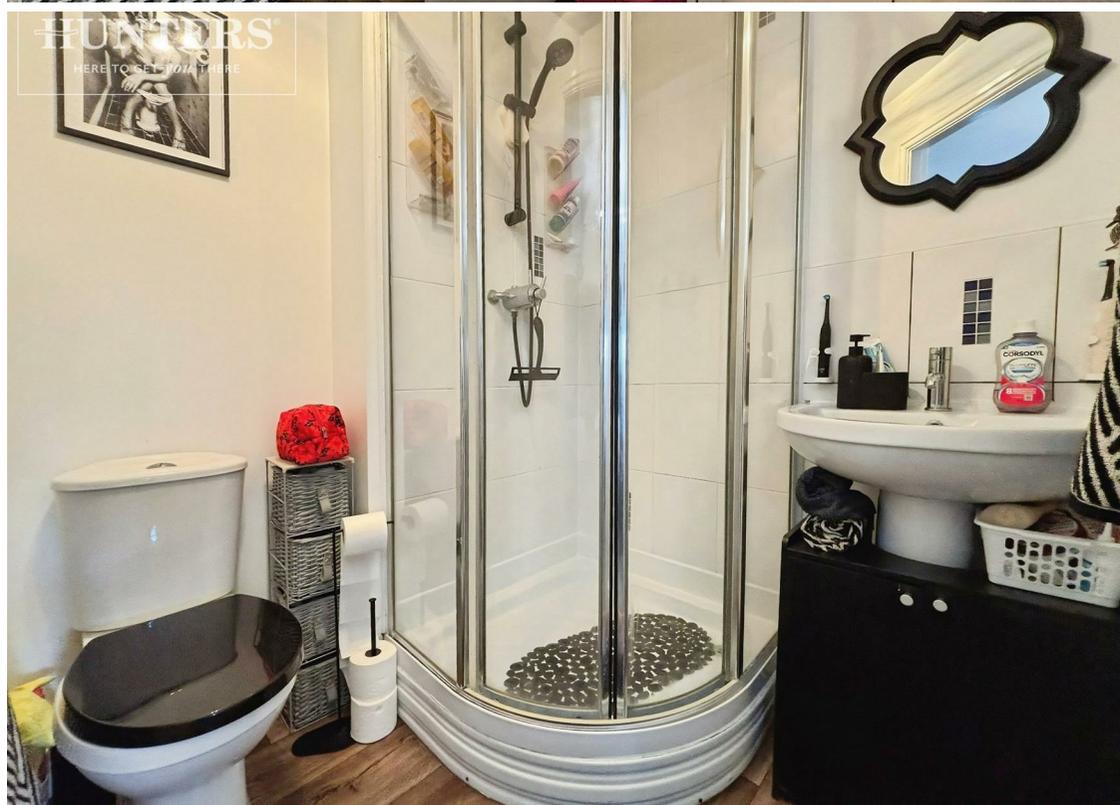
| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.









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