



**HUNTERS®**

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14E Burntwood Road, Grimethorpe, Barnsley, S72 7JF

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Asking Price £175,000

Situated on Burntwood Road in the charming area of Grimethorpe, Barnsley, this beautifully presented house offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a bright and airy open plan kitchen, dining, and living room, designed to create a welcoming atmosphere for both relaxation and entertaining. The contemporary kitchen is equipped with stylish fixtures, making it a delightful space for culinary enthusiasts.

The property boasts three spacious bedrooms, each thoughtfully designed to provide ample space and natural light. The master bedroom is a true highlight, featuring an en suite bathroom that adds a touch of luxury to your daily routine. The stylish bathrooms throughout the home are finished to a high standard, ensuring both functionality and elegance.

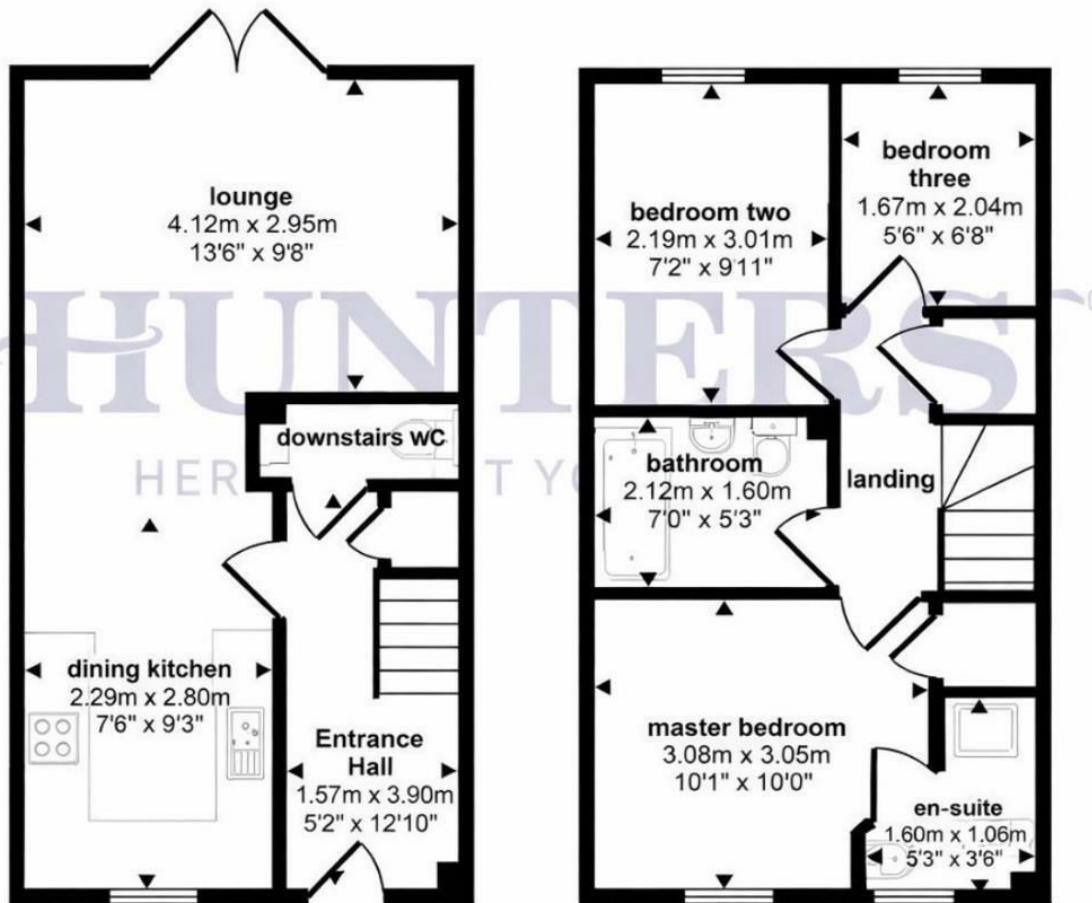
Outside, the property is complemented by a double drive, providing convenient off-road parking. The beautiful rear garden is a tranquil retreat, perfect for enjoying sunny days or hosting gatherings with family and friends.

This home is not just a place to live; it is a lifestyle choice that offers comfort, style, and convenience in a lovely neighbourhood. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs. Do not miss the opportunity to make this stunning house your new home.

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Approx Gross Internal Area  
65 sq m / 701 sq ft



### Ground Floor

Approx 33 sq m / 352 sq ft

### First Floor

Approx 32 sq m / 348 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
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			

**Entrance Hall**

**Dining Kitchen**

**Living Room**

**Downstairs w/c**

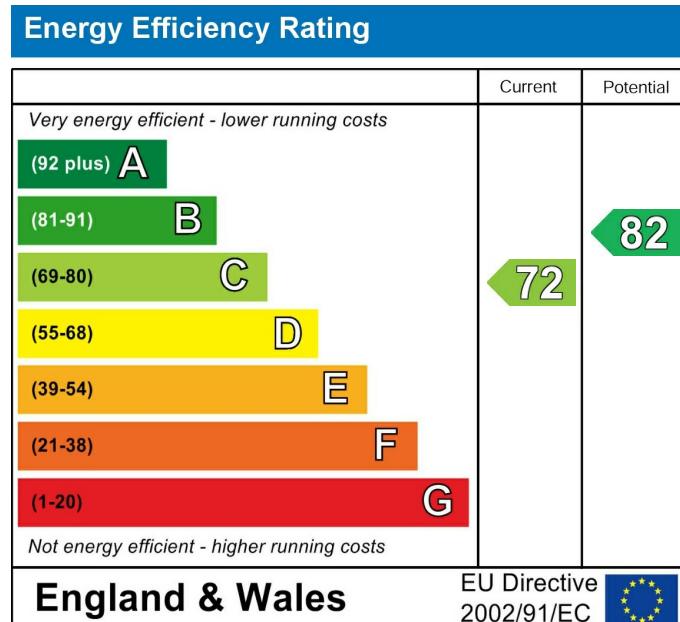
**Landing**

**Master bedroom & En suite**

**Bathroom**

**Bedroom two**

**Bedroom three**



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.









