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HERE TO GET you THERE
3 Chapel Close, Shafton, Barnsley, S72 8QJ

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Asking Price £194,950

This delightful detached family home on Chapel Close, Shafton, Barnsley, offers a perfect blend of comfort, style, and practicality. Step into a spacious lounge featuring a charming fireplace and large glass doors that open into a bright conservatory. The conservatory, with its distinctive gable roof and tiled flooring, provides versatile living space and leads directly to a fully fenced garden — a private outdoor haven with a lush lawn, mature trees, and a convenient garden shed, ideal for both relaxing and entertaining.

The kitchen is thoughtfully designed with tiled flooring, a gas hob, extractor fan, and a sleek tiled back splash, creating a bright and functional space for cooking and dining.

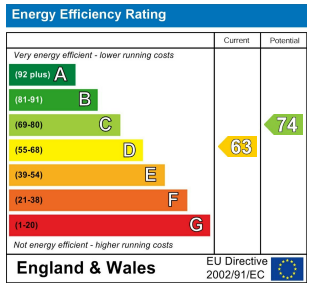
Upstairs, you'll find comfortable bedrooms, including a cheerful double with warm yellow walls, fitted carpets, and built-in storage cupboards to keep things tidy and organized. The bathroom is tastefully finished with pale green walls and a tiled shower surround, combining style with practicality.

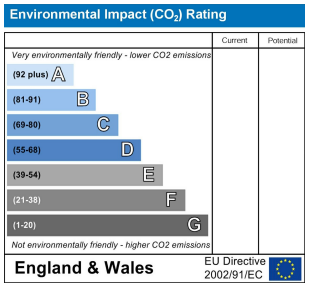
Externally, the property benefits from a private driveway and garage, offering ample off-street parking and extra storage. Situated in a peaceful residential area, this home is an excellent choice for families seeking space, privacy, and a welcoming community atmosphere.

Conveniently located close to local schools, shops, and amenities, Chapel Close provides easy access to public transport links and major road networks, making commuting to Barnsley town centre and surrounding areas straightforward and hassle-free.

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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
63
74
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Lounge
17'6" x 12'0"
This inviting lounge offers a warm and comfortable atmosphere, featuring stylish fitted carpets and a contemporary wall-mounted radiator. A beautifully fitted fireplace serves as a charming focal point, perfect for cozy evenings. Natural light floods the space through a generous window and a large glass door, which provides seamless access to the garden—ideal for indoor-outdoor living and entertaining.

Kitchen
8'9" x 9'5"
The kitchen is both stylish and functional, featuring easy-to-maintain linoleum tile effect flooring and a sleek tiled back splash. A gas hob with an overhead extractor fan makes cooking a pleasure, while a well-placed window allows for ample natural light and ventilation, creating a bright and airy environment.

Conservatory
9'10" x 9'6"
This delightful conservatory offers a bright and airy retreat, fully surrounded by windows to maximise natural light. Featuring tiled flooring and a striking gable roof, it's a perfect spot to relax and enjoy garden views year-round, despite its compact size.

Bedroom one
9'11" x 10'1"
This well-proportioned bedroom features soft fitted carpets and a large window that fills the space with natural light. A wall-mounted radiator ensures year-round comfort, while a built-in storage cupboard offers practical and convenient space for belongings.

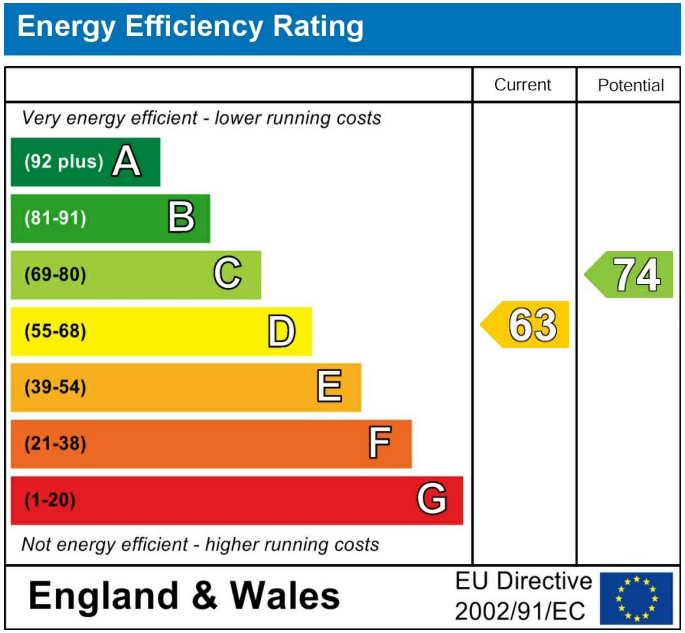
Bedroom two
9'7" x 7'1"
This cheerful double bedroom is decorated with warm yellow walls and features soft fitted carpeting for added comfort. A generously sized window brings in plenty of natural light, complemented by a wall-mounted radiator for cozy living. There is further built in storage also.

Bedroom three
11'5" x 10'5"

Bathroom
7'2" x 7'9"
The bathroom is finished with a stylish tiled wall surrounding the bath and overhead shower, offering both practicality and a polished look. Pale green walls add a fresh, calming feel, while a wall-mounted radiator and window provide comfort and ventilation.

Garden
The property boasts a fully fenced garden, offering a secure and peaceful outdoor space ideal for families or pets. A well-maintained grassed area provides plenty of room for relaxation or play, complemented by a handy garden shed for storage. Surrounded by mature trees, the garden enjoys a sense of privacy and natural beauty.

Externally
This attractive detached property benefits from excellent kerb appeal, featuring a private driveway and a secure garage offering ample off-street parking and additional storage. The home stands independently, providing added privacy and space in a well-established residential setting.



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