



**HUNTERS®**

HERE TO GET *you* THERE

47 Upperwood Road, Darfield, Barnsley, S73 9QD



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£490,000

On Upperwood Road in the charming village of Darfield, Barnsley, this impressive large detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet accessible living environment.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts two well-appointed bathrooms, ensuring ample facilities for the entire household.

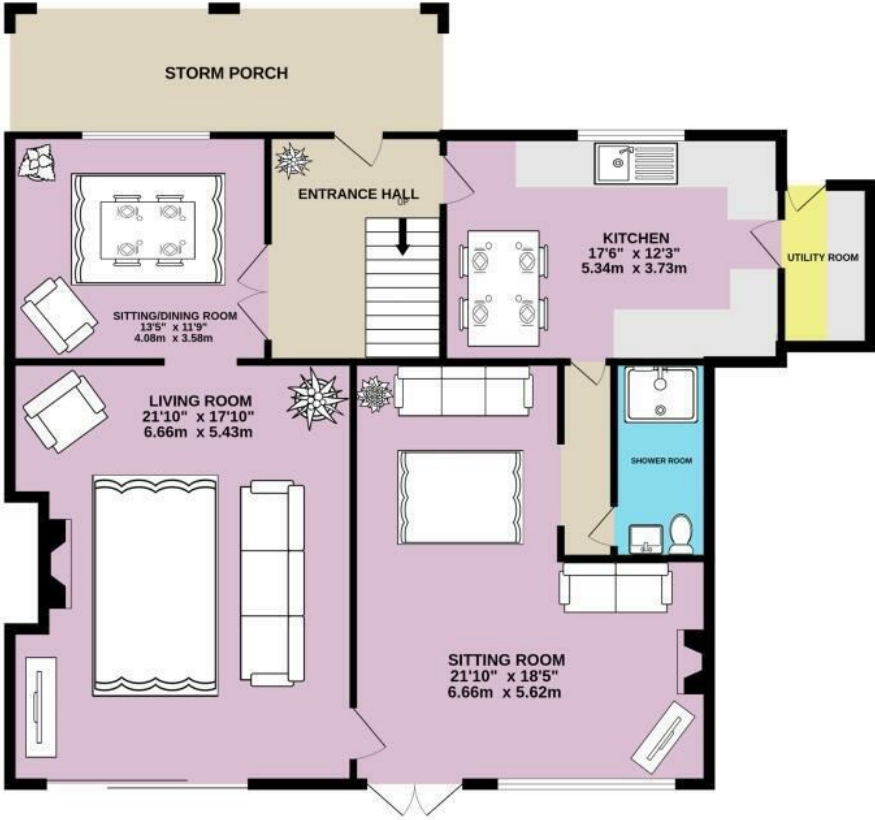
One of the standout features of this home is the converted garage, which adds versatility to the living space, allowing for potential use as a home office, playroom, or additional storage. The large private enclosed garden is a true gem, offering a peaceful retreat for outdoor activities, gardening, or simply enjoying the fresh air in a secure setting.

The property is set behind secure gates, providing an added layer of privacy and peace of mind. Off-street parking is available for multiple vehicles, making it convenient for families and guests alike.

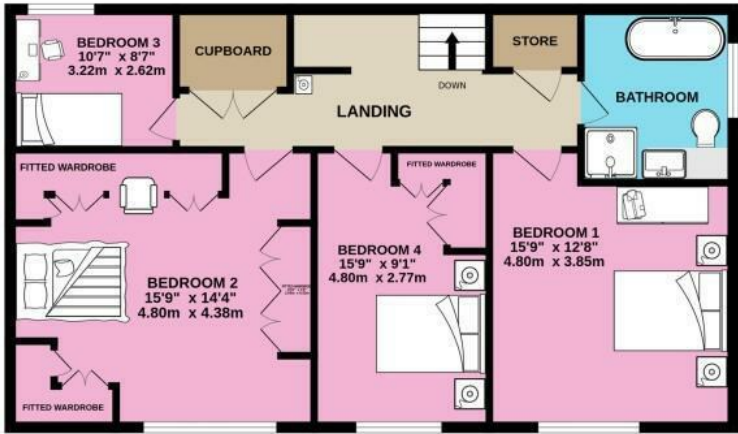
Situated in a quiet location, this home is within walking distance of local shops, schools, and all essential amenities, making it an ideal choice for those who appreciate both serenity and accessibility. This delightful property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this wonderful home your own.

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GROUND FLOOR  
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.3 sq.m.) approx.




4 BEDROOM DETACHED PROPERTY ON APPROX 1.4 ACRE OF LAND

TOTAL FLOOR AREA : 2237 sq.ft. (207.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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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.



















