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2 Elder Way, South Hiendley, Barnsley, S72 9FA

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Offers In Excess Of £325,000

In the charming area of South Hiendley, Barnsley, this immaculate four-bedroom detached family home on Elder Way offers a perfect blend of modern living and comfort. With an impressive layout, the property boasts multiple reception rooms, providing ample space for both relaxation and entertaining.

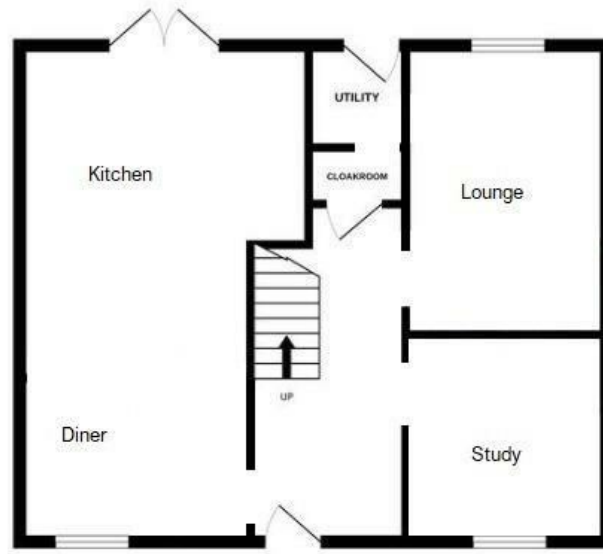
The heart of the home is the open kitchen, which features integrated appliances and stunning quartz countertops, making it a delightful space for culinary enthusiasts. Each of the four bedrooms is generously sized, ensuring that family members can enjoy their own private retreats. The two well-appointed bathrooms add to the convenience of this lovely residence.

Outside, the property benefits from off-street parking for two vehicles, ensuring ease of access. The large garden presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

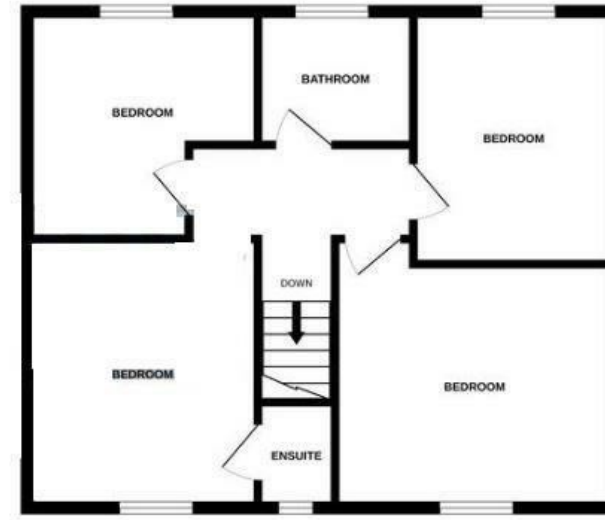
This home is not only beautifully presented but also offers a wonderful environment for family living. With its desirable location and impressive features, it is a must-see for anyone seeking a spacious and stylish family home in Barnsley.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
	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		

Entrance hall

Lounge
13'4" x 10'7"

Kitchen/Dining room
22'11" x 11'5"

Study
9'9" x 9'4"

Landing

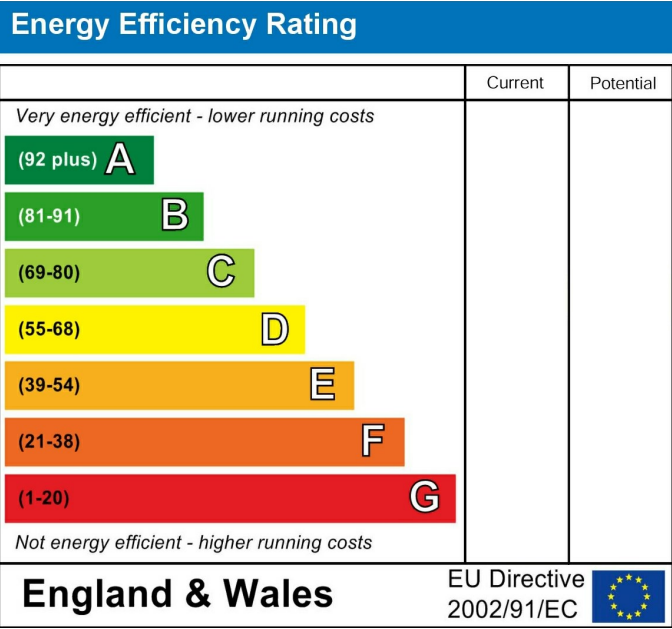
Master bedroom
12'7" x 11'7"

Bedroom 2
14'3" x 12'8"

Bedroom 3
11'3" x 9'0"

Bedroom 4
12'6" x 7'5"

Bathroom
6'10" x 6'5"



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.





