



## Woolscroft View, Barnsley

Hunters are excited to welcome to the market this incredible five-bedroom detached home situated in the prime location of Hemingfield, Barnsley. The property itself boasts from four spacious bedrooms, a living room, dining room, kitchen, office space, utility, an annex which can be used as a ground floor fifth bedroom, three bathrooms and an external summer house which is currently used as a cinema room. The property is within Ideal close proximity to amenities and transport links has double glazing and ample off-road parking.

This property is not one to be missed, call Hunters today to arrange your highly advised viewing and avoid disappointment.

**Offers In The Region Of £550,000**





# Woolscroft View, Barnsley

## DESCRIPTION

### Entrance hall

Welcomed into the property via the composite entrance door into the hall with tiled flooring, stairs rising to the first floor and access to all rooms on the ground floor.

### Kitchen

18'4" x 18'0"

The kitchen is fitted with a range of wall and base units featuring integral appliances that include a dishwasher, fridge freezer and an inset sink and drainer with mixer tap over, LED spot lighting to the ceiling, tiled flooring, a wall mounted radiator and a rear facing PVCu double glazed window.

### Utility

### Dining Room

11'5" x 9'7"

The dining room offers Amtico flooring, a double-glazed window which overlooks the rear garden and a wall mounted radiator.

### Living Room

11'7" x 22'8"

The spacious living room provides Amtico flooring, a wall mounted electric fire, and PVCu double glazed windows at either side of the room.

### Office

7'10" x 8'4"

### Landing

### Master Bedroom

13'2" x 9'1"

This master bedroom featuring fitted carpets, Double glazed PVCu windows, a wall mounted radiator, built in double wardrobes with door access and a wall mounted ceiling light with fan.

### Master Ensuite

5'9" x 5'9"

Leading from the master bedroom is the En suite providing a three-piece suite comprising a low flush WC, pedestal wash hand basin and large walk-in shower cubicle. The bathroom is tiled throughout and has LED lighting.

### Bedroom 2

15'0" x 8'9"

The second bedroom provides fitted carpets, a wall mounted radiator, PVCu double glazed window and built-in double wardrobes with door access.

### Bedroom 3

15'0" x 8'9"

The third bedroom provides wooden flooring, a wall mounted radiator and PVCu double glazed window.

### Bedroom 4

11'11" x 8'4"

The fourth bedroom provides fitted carpets, a wall mounted radiator and PVCu double glazed window.

### Bathroom

The house bathroom features a four-piece suite comprising a low flush WC, sink, a bath and shower. Also, with LED spot lighting to the ceiling and a PVCu double glazed window.

### Annexe

The annex conversion was originally the garage. This refurbishment has to offer a living area and ensuite with a shower on the ground floor with a spiral staircase that leads you to the bedroom.

### External

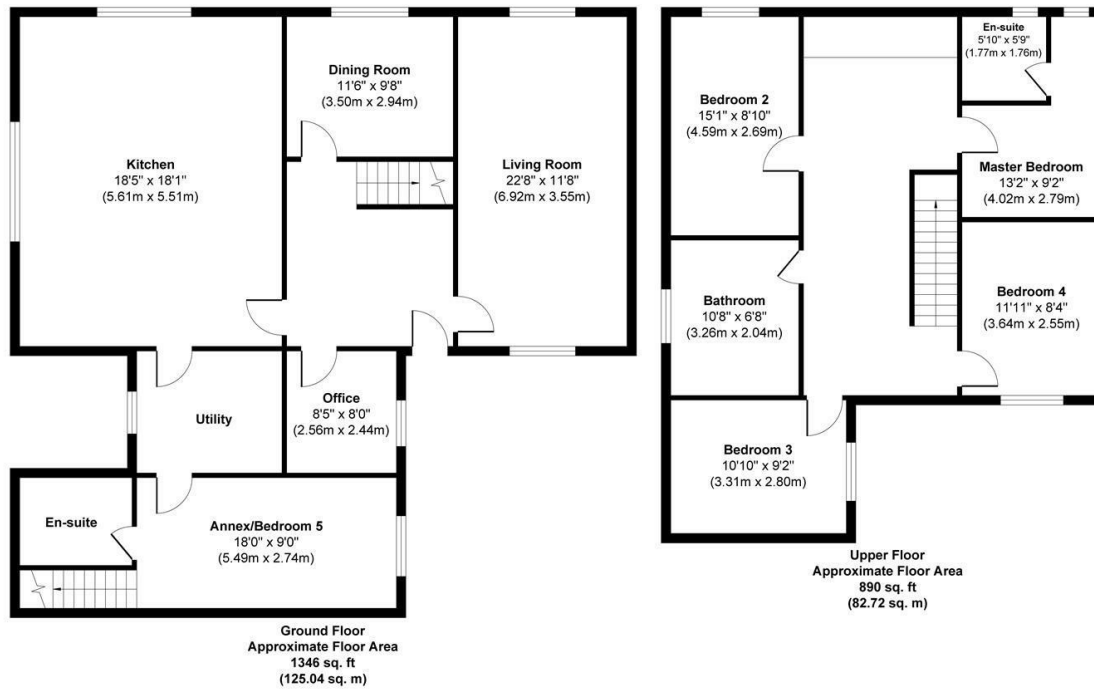
The garden is south facing and has to offer a summer house which includes a log burner, vinyl flooring and electric blinds across from the summer house. The garden offers a pizza oven and seated decking area. On the other side of the garden is another decked seating area and a separate shed.







## 7 Wooldcroft View



**Approx. Gross Internal Floor Area 2236 sq. ft / 207.76 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

**THINKING OF SELLING?** 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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