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8 Lulworth Close, Barnsley, S70 3QX

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Offers Over £200,000

Welcome to this beautifully presented three-bedroom semi-detached home located on the desirable Lulworth Close in Barnsley. This charming property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a spacious home.

As you enter, you are greeted by a large reception room that boasts an inviting atmosphere, complete with a stylish bar and an electric fire, perfect for entertaining guests or enjoying cosy evenings in. The modern kitchen is equipped with integrated appliances, ensuring that cooking and meal preparation are both convenient and enjoyable. Adjacent to the kitchen, you will find a delightful conservatory that floods the space with natural light, creating a lovely dining area that overlooks the private rear garden.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The stylish four-piece bathroom is a standout feature, complete with a television, offering a touch of luxury to your daily routine.

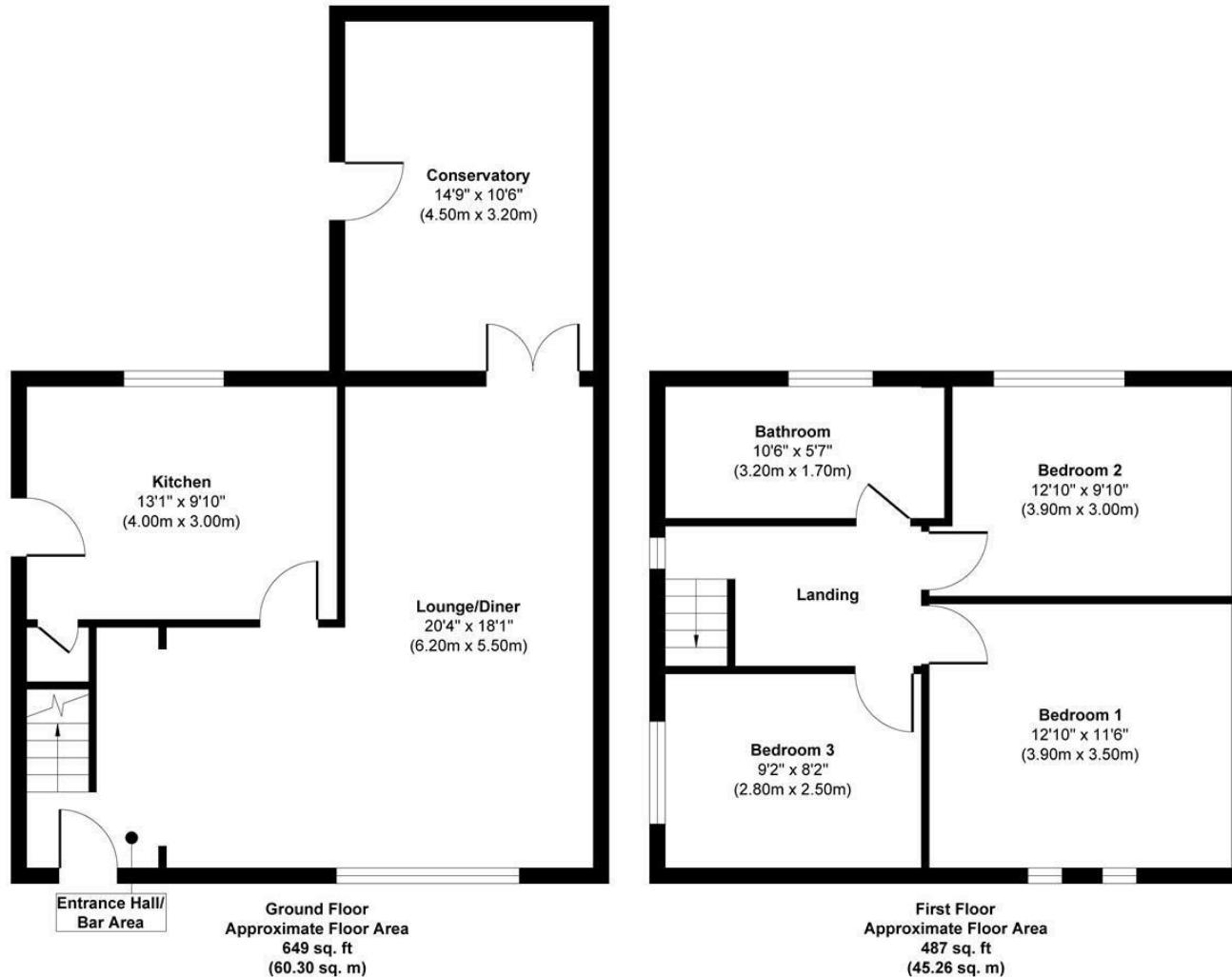
Outside, the home benefits from a gated driveway, providing secure off-road parking, while the private rear garden offers a tranquil retreat for outdoor activities or simply unwinding in the fresh air.

This semi-detached home on Lulworth Close is not just a property; it is a lifestyle choice that combines elegance, comfort, and convenience. Do not miss the opportunity to make this wonderful house your new home.

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# Lulworth Close Barnsley



**Approx. Gross Internal Floor Area 1136 sq. ft / 105.56 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**Enterance****Lounge / Dining room**

18'0" x 20'4"

**Kitchen**

13'1" x 9'10"

**Conservatory**

14'9" x 10'5"

**Landing****Bathroom**

10'5" x 5'6"

**Master bedroom**

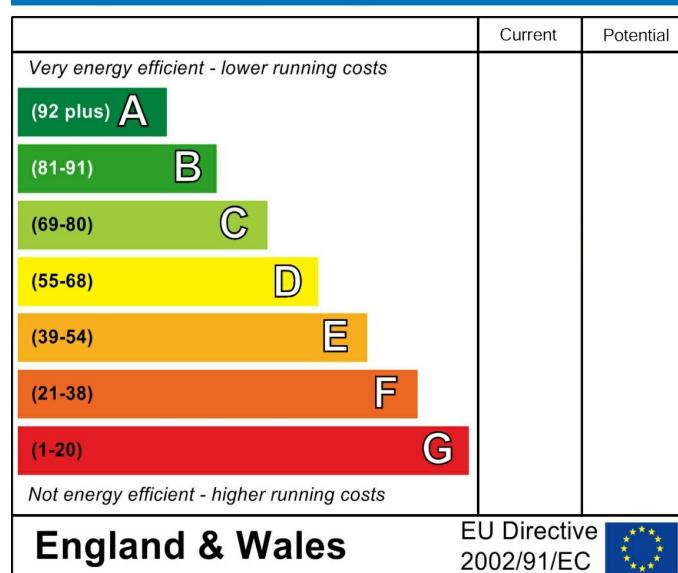
11'5" x 12'9"

**Bedroom 2**

9'10" x 12'9"

**Bedroom 3**

9'2" x 8'2"

**Energy Efficiency Rating**

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.



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