

HUNTERS  
HERE TO GET YOU THERE



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 2  2  2 

# Broom Close

£225,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Welcome to this stunning new build bungalow located on the desirable Broom Close. This modern property has been completed to a high standard, offering a perfect blend of comfort and contemporary living.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open plan kitchen and dining room is a true highlight, featuring integral appliances that make cooking and hosting a delight. This layout not only enhances the flow of the home but also allows for a warm and inviting atmosphere.

The bungalow boasts two well-appointed bedrooms, providing a peaceful retreat for rest and relaxation. With two bathrooms, including modern fixtures and fittings, convenience is at your fingertips.

Outside, you will discover a private garden, perfect for enjoying the fresh air or hosting summer gatherings. The property also benefits from off-street parking, complete with an electric vehicle charger, catering to the needs of modern living.

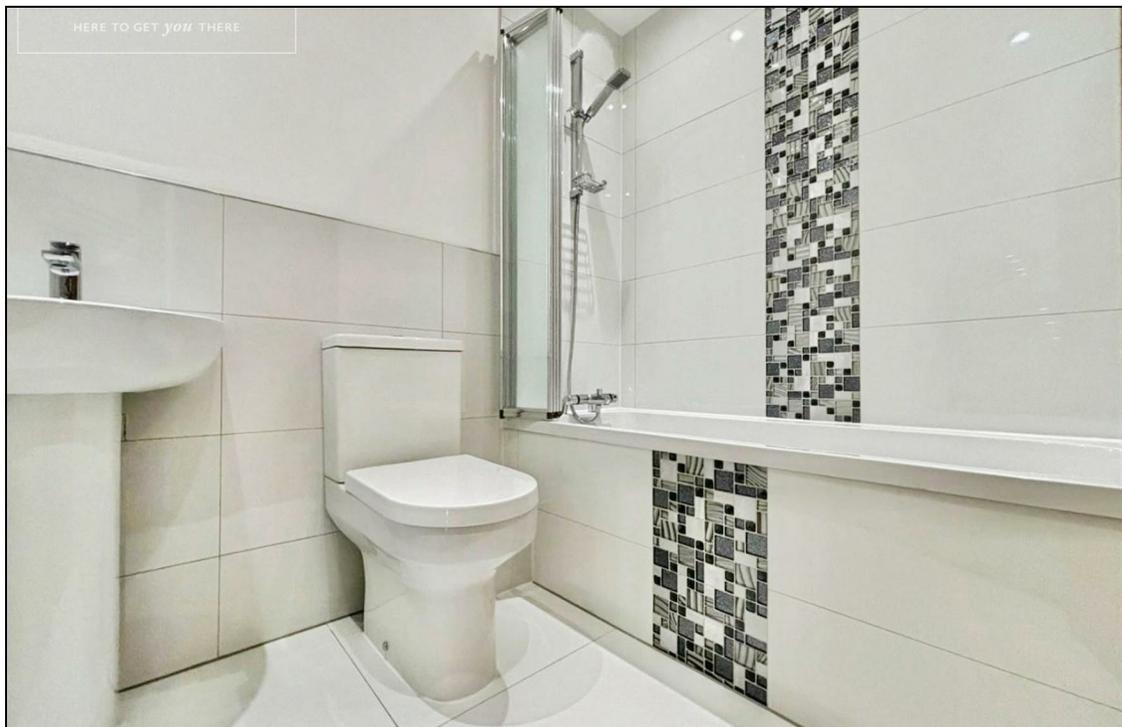
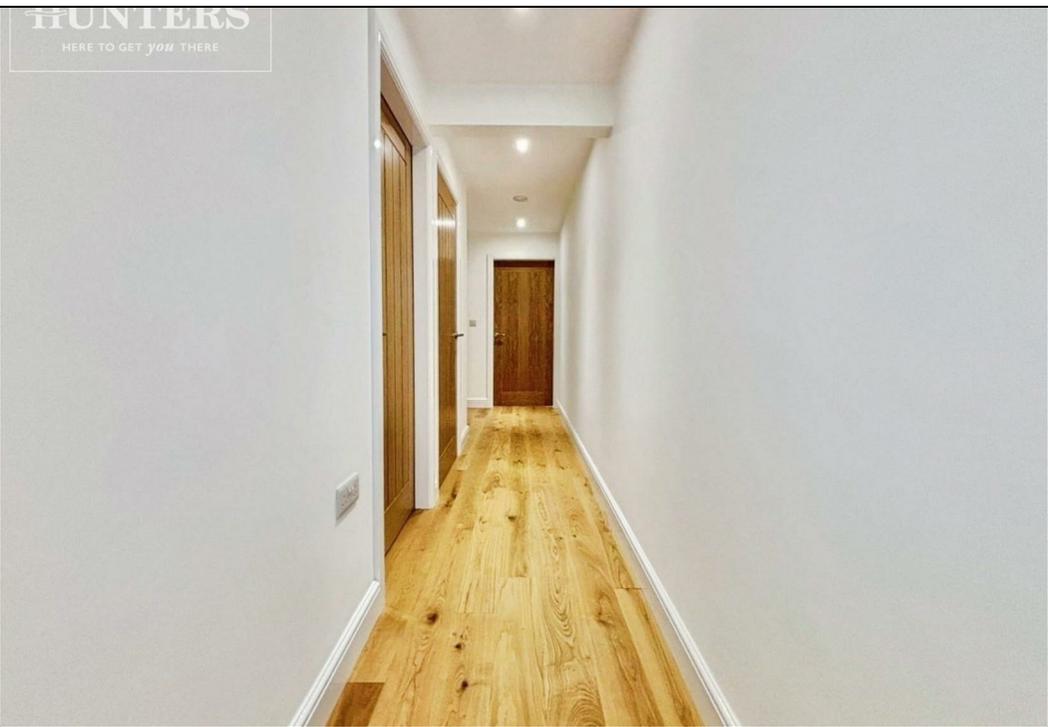
Situated close to all local amenities and public transport, this bungalow offers both tranquillity and accessibility. Whether you are looking to downsize or seeking a comfortable home in a friendly neighbourhood, this property is sure to impress. Don't miss the opportunity to make this beautiful bungalow your new home.



## KEY FEATURES

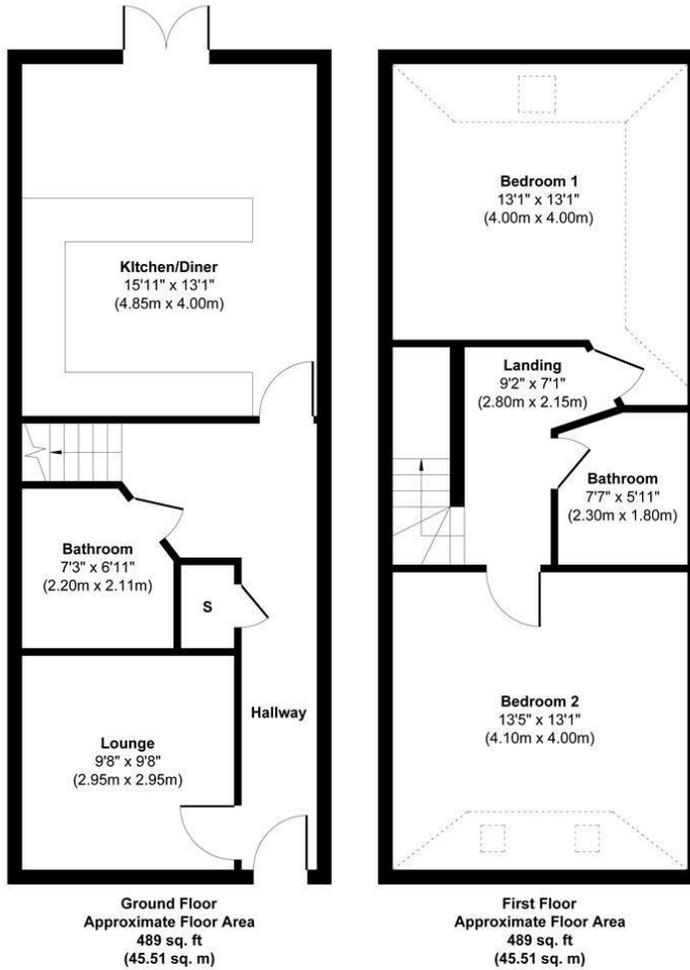
- NEW BUILD PROPERTY
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
  - EV CHARGER
- PRIVATE GARDEN
- MODERN FINISH
- TWO BATHROOMS





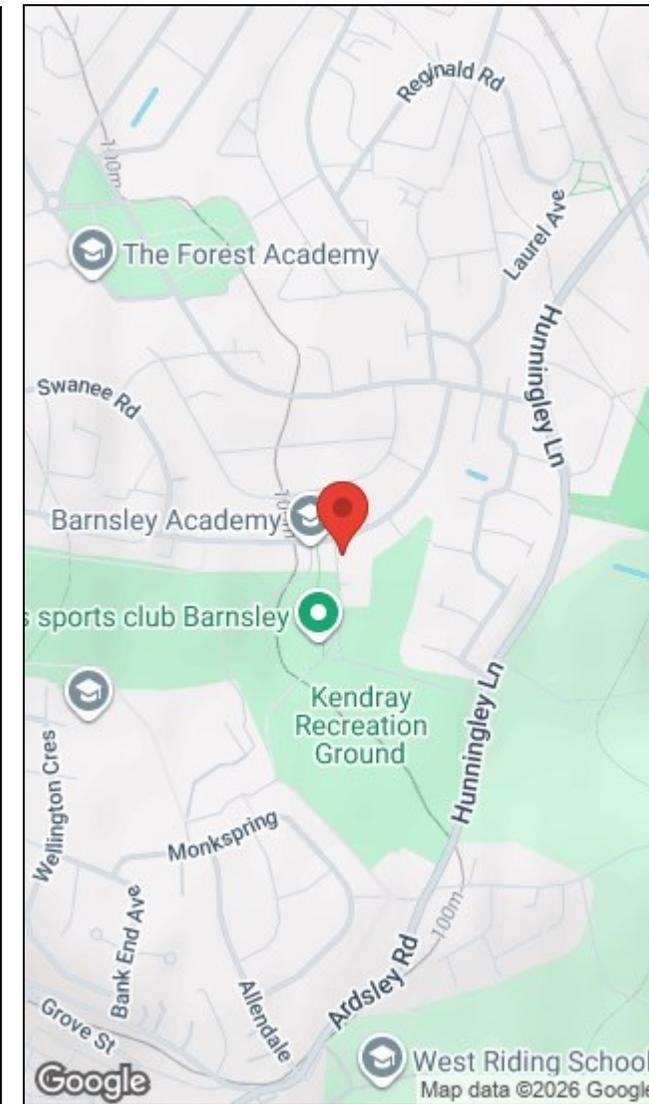


Plot 2 Broom close



Approx. Gross Internal Floor Area 978 sq. ft / 91.02 sq. m

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



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by 4sale2u (Barnsley) Ltd | Registered Address: 1-3 Church Street, Barnsley, S70 2AB | Registered Number: 7329342 England and Wales | VAT No: 106 9695 86 with the written consent of Hunters Franchising Limited.