



8 Novara Close, Barnsley, S70 3QL

Offers In Excess Of £200,000

Welcome to this stunning three-storey home located on Novara Close in Barnsley. This property boasts a modern design throughout, making it an ideal choice for those seeking contemporary living. Upon entering, you will find a spacious reception room that invites you to relax and unwind. The home features an additional reception room, providing ample space for entertaining guests or creating a cosy family area.

The open kitchen and diner is a true highlight, offering a bright and airy space perfect for family meals or social gatherings. This well-appointed kitchen is designed for both functionality and style, making cooking a pleasure.

With three generously sized bedrooms, this home is perfect for families or those looking for extra space. The bathroom is well-equipped and designed to meet all your needs.

Outside, you will discover a beautiful garden, ideal for enjoying the fresh air or hosting summer barbecues. The property also benefits from off-street parking, providing convenience and peace of mind.

This delightful home on Novara Close is not just a property; it is a place where memories can be made. With its modern features and ample space, it is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

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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

Shower Room

12'7" x 3'2"

Utility/Lounge Two

7'7" x 14'6"

Garage

Kitchen

14'5" x 7'6"

Lounge

15'8" x 12'11"

Master bedroom & En suite

11'4" x 11'5"

Bedroom Two

12'2" x 8'3"

Bathroom

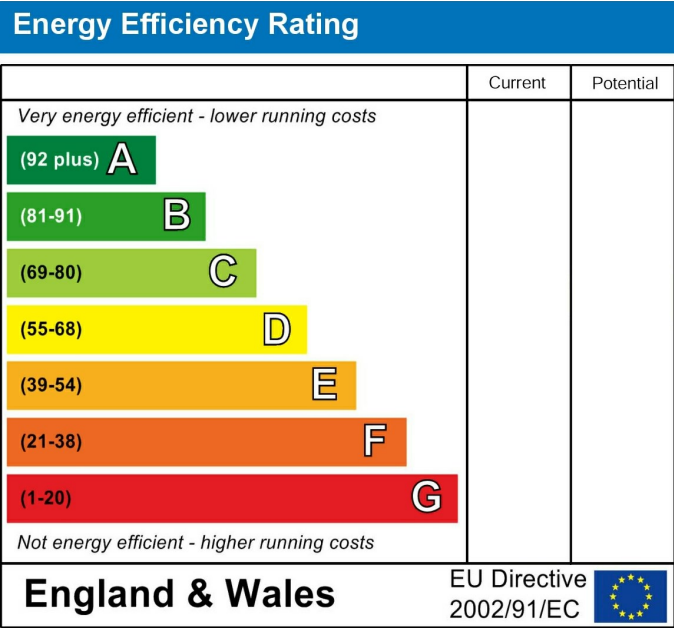
5'6" x 6'4"

Disclaimer

Disclaimer - Please note information within our sales particulars has been provided by the vendors. Hunters Barnsley have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given

that they are in working order. Not all items available in the pictures will be included in the sale and we therefore ask that you clarify this with the agents prior to purchase.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.



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.









