



61 Park View, Brierley, Barnsley, S72 9EN

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Guide Price £240,000

In the charming area of Park View, Brierley, Barnsley, this ultra-modern house presents an exceptional opportunity for families and first-time buyers alike. The property boasts off-street parking, ensuring convenience and ease for residents and guests.

This home has a spacious open-plan kitchen and dining room, designed with contemporary living in mind. The kitchen is equipped with integral appliances, making it a perfect space for both cooking and entertaining. This layout fosters a warm and inviting atmosphere, ideal for family gatherings or social occasions.

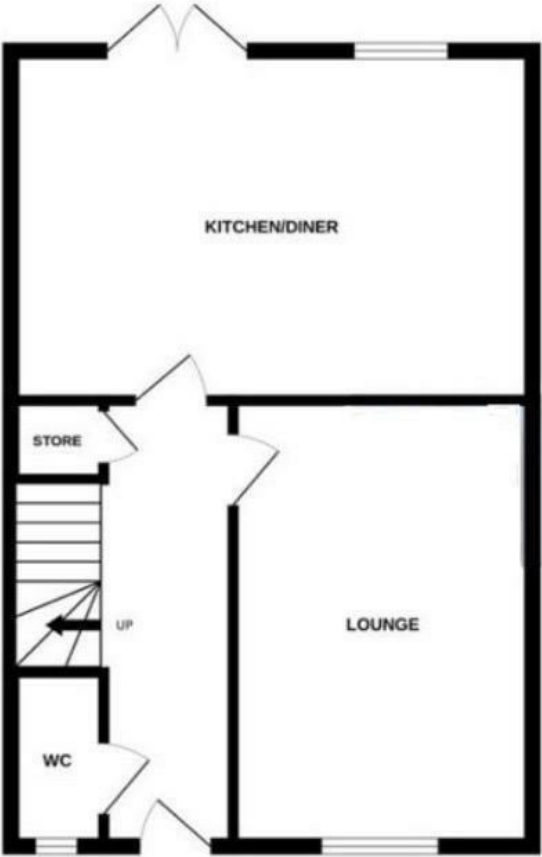
Featuring three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The modern bathroom complements the overall aesthetic of the property, offering a stylish and functional area for daily routines.

One of the standout features of this residence is the large private landscaped garden. This outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying a quiet moment in nature. The garden enhances the appeal of the home, providing a serene retreat from the hustle and bustle of daily life.

In summary, this property in Park View is a delightful blend of modern living and family-friendly features, making it an ideal choice for those seeking a comfortable and stylish home in a welcoming community. Do not miss the chance to make this dream home your own.

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GROUND FLOOR




1ST FLOOR



| 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 | |

Hallway
W/C
Lounge
Kitchen | Diner
Landing
Bathroom
Master Bedroom
Bedroom Two
Bedroom Three

| 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 |  |

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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