



4 Cutty Lane, Barnsley, S75 2TE

Asking Price £325,000

Located in the highly regarded Old Town area of Barnsley, this exceptional three-bedroom detached house presents a unique opportunity for families, professionals, and NHS staff alike. Just a five-minute walk from Barnsley Hospital, the property combines convenience with a desirable, established neighbourhood.

The home features a modern design, enhanced by solar panels, offering both energy efficiency and potential savings on utility bills. A gated entrance leads to a spacious driveway, providing ample parking and added peace of mind.

Inside, the well-appointed living spaces are designed for modern life, making them ideal for family gatherings or a quiet morning coffee. The private rear garden is a true highlight, offering a tranquil retreat for children to play, for gardening enthusiasts, or simply for relaxing outdoors in a peaceful setting.

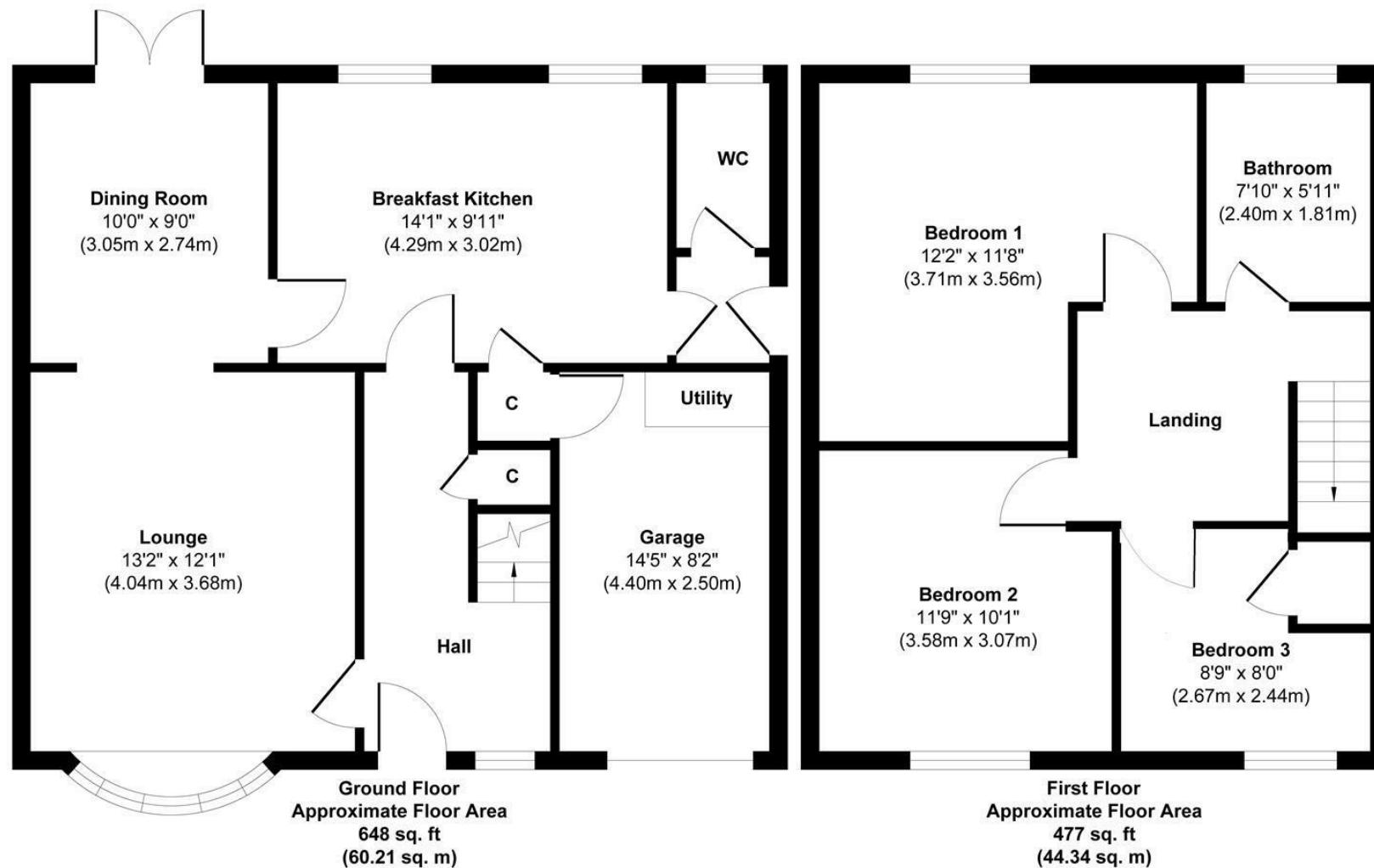
Additionally, there is potential for future expansion, giving the new owners the opportunity to adapt the property to their evolving needs.

This delightful home in Barnsley's Old Town is more than just a property—it's a lifestyle choice that combines comfort, convenience, and sustainability. With its prime location near Barnsley Hospital, gated entrance, attractive features, and expansion potential, it is sure to appeal to discerning buyers, particularly NHS staff seeking a practical and welcoming home. Don't miss the chance to make this wonderful house your new home.

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# Cutty Lane



**Approx. Gross Internal Floor Area 1125 sq. ft / 104.55 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			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
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England & Wales			

**Hallway****Garage****Lounge**

13'3" x 12'0"

**Dining Room**

10'0" x 8'11"

**Kitchen**

14'0" x 9'10"

**Landing****Bathroom**

7'10" x 5'11"

**Bedroom One**

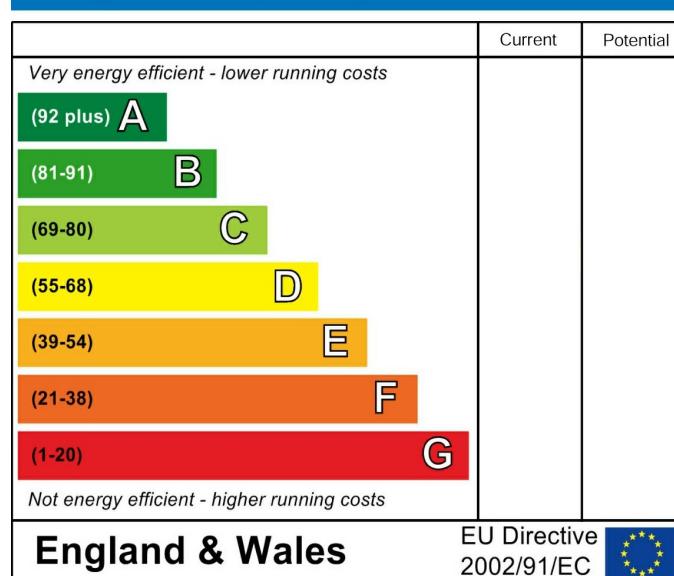
12'2" x 11'8"

**Bedroom Two**

11'8" x 10'0"

**Bedroom Three**

8'9" x 8'0"

**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.

