



HODSONS



ASKING PRICE

£335,000

Boswell Close

Barnsley, S71 4ST



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PROPERTY SUMMARY

This exceptional modern detached home has been thoughtfully extended to provide versatile and spacious accommodation, perfectly suited for a growing family. Finished to a high standard throughout, the property boasts an impressive layout with four well-proportioned reception rooms, offering flexibility for living, dining, and working spaces to accommodate modern lifestyles.

At the heart of the home is a stunning kitchen, featuring a range of contemporary and high-quality units complemented by integrated appliances, ensuring both style and practicality. A separate utility room provides additional convenience, while a ground floor shower room adds further functionality.

Upstairs, the impressive master bedroom suite is a true highlight, complete with a luxurious en-suite bathroom featuring a free-standing bath, a separate walk-in shower, and a beautifully designed walk-in wardrobe. Three further generously sized bedrooms provide ample space for family and guests, all served by a stylish and well-appointed family bathroom.

Externally, the property benefits from an enclosed rear garden, offering a private and secure outdoor space ideal for relaxation or entertaining.

This outstanding home must be viewed to be fully appreciated.

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OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

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LOCAL AUTHORITY

Barnsley

TENURE

Freehold

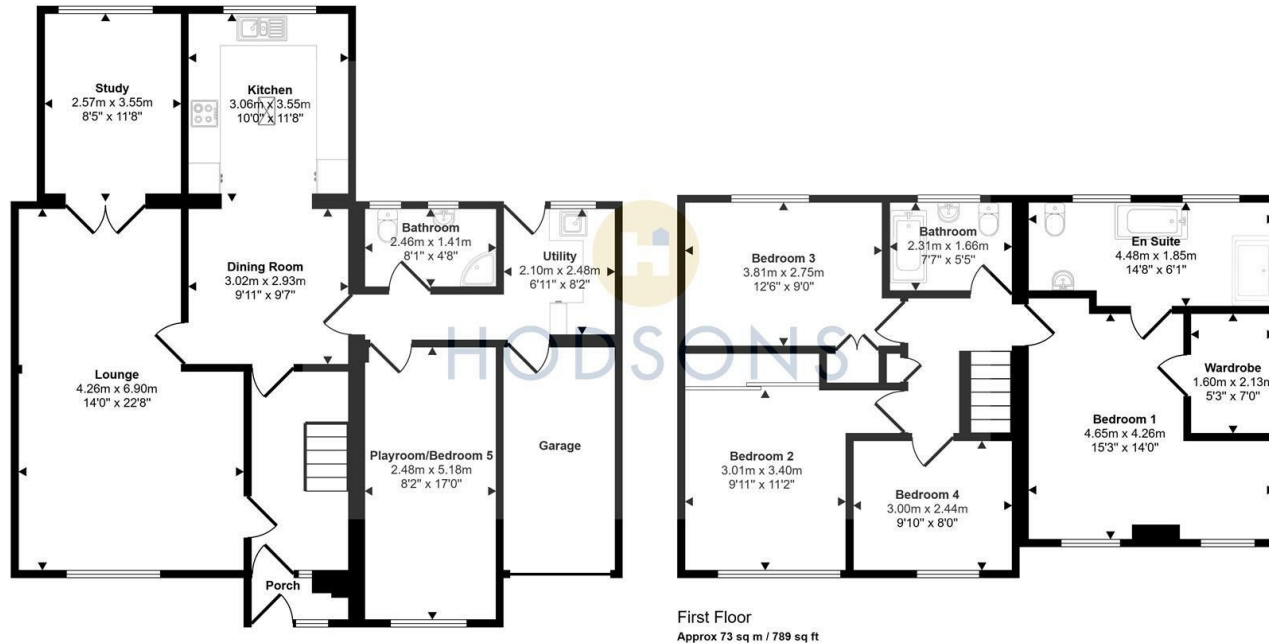
COUNCIL TAX BAND

C


VIEWINGS

By prior appointment only

Approx Gross Internal Area
177 sq m / 1906 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements