



# HODSONS



ASKING PRICE

**£635,000**

**Doncaster Road**

Barnsley, S71 5EF



## PROPERTY SUMMARY

This is a truly stunning contemporary home which provides well proportioned accommodation throughout.

The living space is arranged over three floors and offers a high level of presentation and specification which must be viewed to be fully appreciated.

To the ground floor a most impressive double height reception hall with feature staircase and gallery landing gives access to a lounge, impressive open plan kitchen, dining and sitting area along with a separate utility room and W.C. On the first floor are two double bedrooms, both of which have fitted furniture and spacious en suite facilities. To the second floor are two further double bedrooms which share the main house bathroom.

The house stands within well presented gardens combining a mix of patio area, composite decking and artificial turf, ideal for those buyers looking outdoor entertaining with relatively low maintenance. There is also an attractive summer house and garden store.

Vehicle access is via a secure sliding electric gate to a drive with ample off road parking and this in turn leads to a detached double garage.

Located on the main A635 Doncaster Road, approximately 2 miles from the centre of Barnsley and accessible for a wide range of amenities along with excellent transport links for the commuter.

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**LOCAL AUTHORITY**

Barnsley

**TENURE**

Freehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only



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 Mucke Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	89	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



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