



## **Grosvenor Walk, Barnsley, S70 6HG**

Three Bedroom Property | Unmissable Opportunity | Modern Throughout | Spacious Accommodation  
Low Maintenance Garden | Large Off Road Parking | Integral Garage | Gas Central Heating

**Guide Price: £210,000 - £220,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Grosvenor Walk, Barnsley, S70 6HG

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Hunters are proud to present to the market this three bedroomed detached property situated in Barnsley, South Yorkshire. Massively benefiting from a large off road parking area for approximately four vehicles, an integral single garage, being close to local amenities, the town centre, motorway access and other travel links, gas central heating and PVCu double glazing throughout. This property briefly comprises a lounge, kitchen dining room, orangery, bathroom, three bedrooms and a low maintenance rear garden. Why not take a look for yourself at this stunning property which elements from being one of the largest plots around that area. Contact Hunters to arrange your viewing.

### ENTRANCE HALL

*2.4m (7' 10") x 5m (16' 5")*

Entering the property via a PVCu double glazed door into the welcoming hallway offering stairs rising to the first floor, fitted carpets and a wall mounted radiator. With access to rooms on the first floor.



### LOUNGE

*3.2m (10' 6") x 4.8m (15' 9")*

The lounge features fitted carpets, two elevated PVCu double glazed windows and benefits from two wall mounted radiators and a TV point.



### KITCHEN DINING ROOM

*3.2m (10' 6") x 4.8m (15' 9")*

The kitchen has been fitted with a range of matching modern wall and base units featuring the integral appliances including an electric oven with gas hob and extractor fan, fridge and freezer. Also providing vinyl finished flooring, wall mounted radiator, PVCu double glazed window and a TV point.



### WC

*1.3m (4' 3") x 2m (6' 7")*

The partially tiled WC room allocated on the ground floor offers a two piece suite comprising a low flush WC and pedestal wash hand basin. With vinyl finished flooring, wall mounted radiator and PVCu double glazed window.

### ORANGERY

*3.51m (11' 6") x 4.19m (13' 9")*

A modern style orangery features vinyl finished flooring, PVCu double glazed French style doors and windows, sky lighting and LED spot lighting to the ceiling.



### LANDING

*2.2m (7' 3") x 4.1m (13' 5")*

The landing provides fitted carpets, a PVCu double glazed window and wall mounted radiator benefiting from a storage cupboard and access to all rooms on the first floor.

### **BATHROOM**

*2.2m (7' 3") x 4.1m (13' 5")*

The house bathroom features a matching white three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath. Also providing partially tiled walls and fully tiled flooring, a PVCu double glazed window and a wall mounted radiator.



### **BEDROOM TWO**

*3.2m (10' 6") x 1.9m (6' 3")*

The second bedroom provides fitted carpets, a wall mounted radiator and a PVCu double glazed window to the front elevation.



### **BEDROOM ONE**

*3.1m (10' 2") x 3.8m (12' 6")*

The master bedroom offers integral wardrobes along one wall, a PVCu double glazed window to the front elevation, wall mounted radiator, fitted carpets and a TV point.



### **BEDROOM THREE**

*3.3m (10' 10") x 2.8m (9' 2")*

The rear facing third bedroom comprises integral sliding mirror wardrobes along one wall with a PVCu double glazed window, fitted carpets and a wall mounted radiator.



### **EN SUITE**

*1.60m (5' 3") x 2.90m (9' 6")*

Leading from the master bedroom is the en suite bathroom providing a three piece suite including a low flush WC, pedestal wash hand basin and step in shower cubicle. Also offering tiled flooring, partially tiled walls and a wall mounted radiator.

## EXTERNAL

The front of the property features a large easily maintained lawn area and benefits from off road parking for approximately four vehicles and an integrated garage.

The rear offers an enclosed garden mainly laid to lawn which is easily maintained, comprising a large pebbled and block paved seating area, with a block paved pathway and provides access to the front.



## ENERGY PERFORMANCE RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## OPENING HOURS

Monday - Saturday: 8am until Late

Sunday: Happy to arrange by appointment.

## THINKING OF SELLING?

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.

Hunters 18 Eldon Street, Barnsley, S70 2JB

01226 447 155

barnsley@hunters.com

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