

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burleigh Street

Barnsley, S70 1XY

£110,000



Hunters are delighted to present to the market this fantastic penthouse apartment situated in the heart of Barnsley. The apartment is located within walking distance of the newly developed Barnsley town centre, close to all amenities such as local schools, shops and restaurants. The development also has easy access to the motorway.

The penthouse, which offers one bedroom is a brand new build and comprises of an entrance hall, an open plan lounge/kitchen/diner, a shower room, an allocated parking space and communal car charging point.

Call Hunters Barnsley to arrange an internal viewing.



### Entrance hall

The entrance hall is fitted with laminate flooring, provides access to all rooms and includes a integral storage cupboard.

### Lounge 17'0" x 18'8" (5.2m x 5.7m)

The open plan lounge is fitted with laminate flooring has a wall mounted electric radiator and provides views surrounding Barnsley through a large PVCu double glazed window.

### Kitchen 7'10" x 7'2" (2.4m x 2.2)

Open plan from the lounge area is the kitchen which is fitted with modern wall and base units and has integral appliances such as an integral fridge/ freezer, an electric over/ hob and extractor fan over.

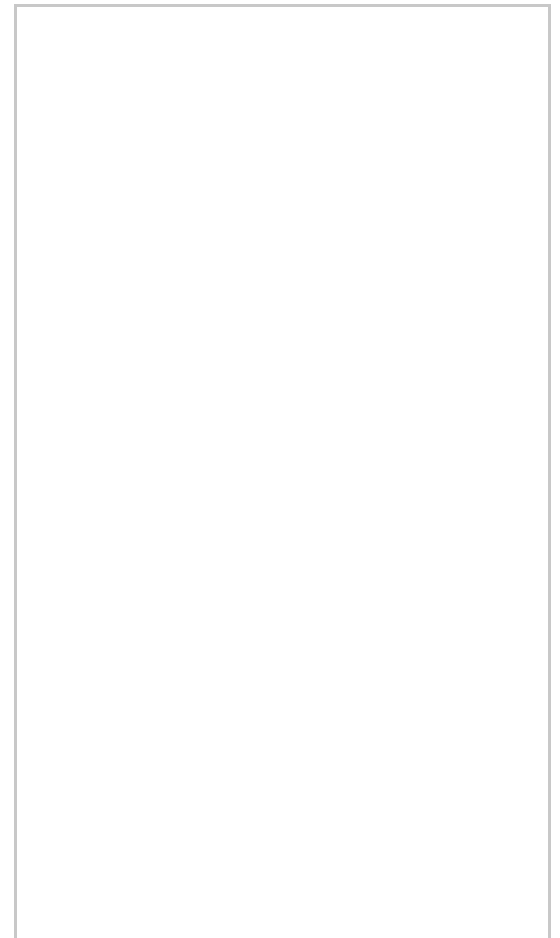
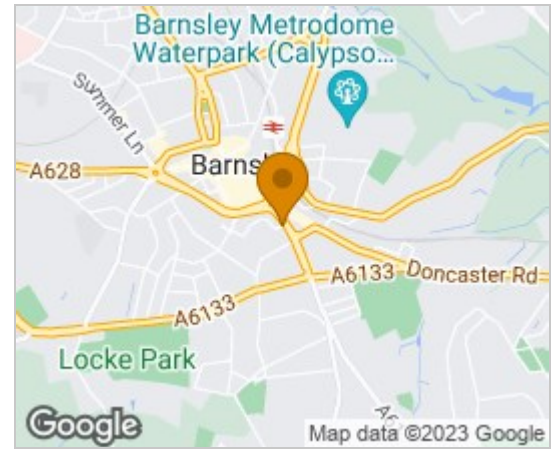
### Bathroom

The spacious house shower room offers a vanity sink unit, a large walk in shower, a W/C and wall mounted radiator.

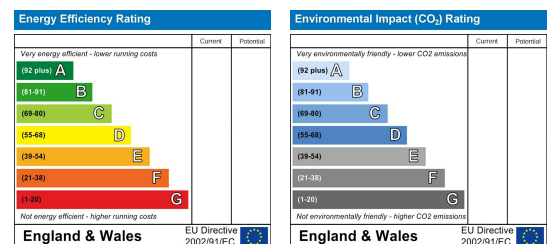
### Bedroom one 11'1" x 12'1" (3.4m x 3.7m)

The master bedroom has a wall mounted radiator, a PVCu window and two doors, one door accessing the shower room and the other accessing the hallway.

### Area Map



### Energy Efficiency Graph



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. **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.

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