

HUNTERS®

HERE TO GET *you* THERE



Pye Avenue

Barnsley, S75 6AQ

£800 Per Calendar Month



Located in the sought-after village of Mapplewell and only a stones throw away from the local community, this superb three bedroom mid terrace is briefly comprised of: - welcoming living room, modern dining kitchen, three generous sized bedrooms and contemporary house bathroom. A short walk away you will find an array of shops, restaurants, and other local amenities in Mapplewell village centre. There are excellent transport links into neighbouring villages and towns and the M1 motorway link is within easy reach. Call Hunters today to arrange your viewing and avoid disappointment.



Lounge 13'1" x 13'1" (4 x 4)

Providing fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Kitchen 9'2" x 11'6" (2.8 x 3.5)

Fitted with a range of modern wall and base units featuring integral appliances that includes an electric double oven, four ring gas hob with extractor fan over and an inset sink and drainer with mixer tap over. Also with LED spot lighting to the ceiling, laminate flooring, a wall mounted radiator and rear facing PVCu double glazed window.

Conservatory 11'6" x 14'1" (3.5 x 4.3)

Including fitted carpets, LED spot lighting to the ceiling, a wall mounted radiator and PVCu double glazed French style patio doors leading to the rear garden.

Bedroom One 9'10" x 11'6" (3 x 3.5)

The first bedroom offers fitted carpets, an integral walk in wardrobe/storage cupboard, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Two 8'2" x 11'6" (2.5 x 3.5)

Providing fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Three 13'1" x 16'5" (4 x 5)

Located on the second floor is the attic bedroom with fitted carpets, a wall mounted radiator and an elevated Velux window.

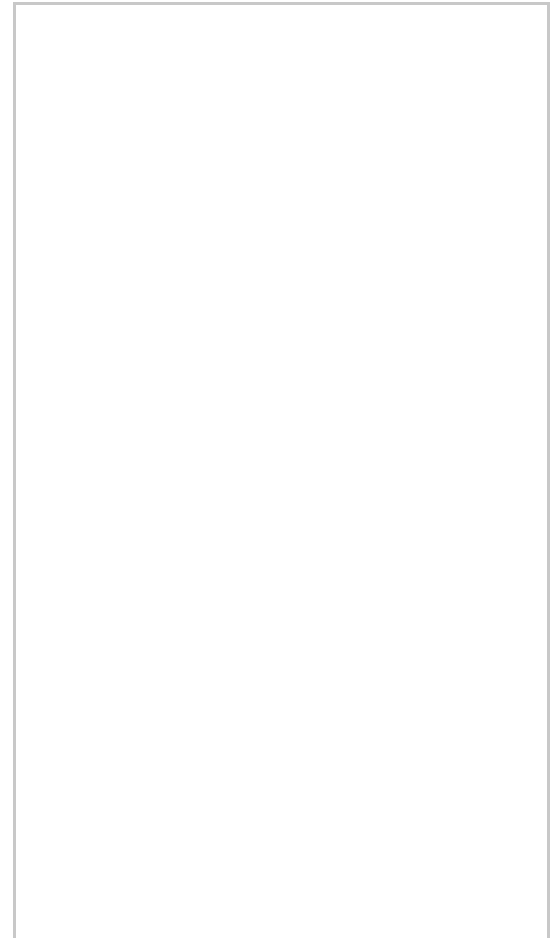
Bathroom

A fully tiled house bathroom featuring a three piece suite comprising a low flush WC, vanity wash hand basin and panel bath with shower over. Also with a wall mounted towel radiator and LED spot lighting to the ceiling.

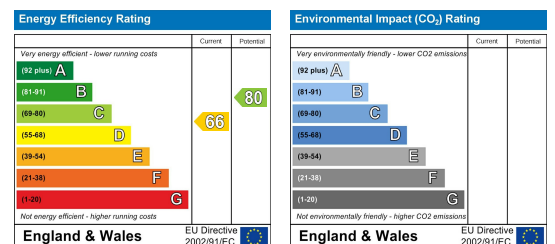
Area Map



Floor Plans



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.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: barnsley@hunters.com <https://www.hunters.com>