



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





# Shelley Drive, Barnsley

Asking Price £200,000

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Welcome to Shelley Drive, Barnsley - a charming house with amazing views that will surely captivate your heart! As you step into the property, you are greeted by a welcoming entrance hall that leads you to a cosy lounge, perfect for relaxing evenings with loved ones. The kitchen/dining room is ideal for hosting gatherings and creating culinary delights.

This lovely home boasts a family bathroom and three bedrooms, offering ample space for a growing family or those in need of a home office. Imagine waking up to the stunning views from the bedroom window each morning!

One of the highlights of this property is the large garden, providing a tranquil space for outdoor activities, gardening, or simply enjoying a cup of tea in the fresh air. With off-street parking, you'll never have to worry about finding a spot for your car.

**CALL HUNTERS BARNLSLEY TO VIEW!**

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com



## KEY FEATURES

- AMAZING VIEWS
- LARGE GARDEN
- OFF STREET PARKING
- THREE BEDROOMS
- CONSERVATORY
- MODERN FAMILY HOME
- NO VENDOR CHAIN

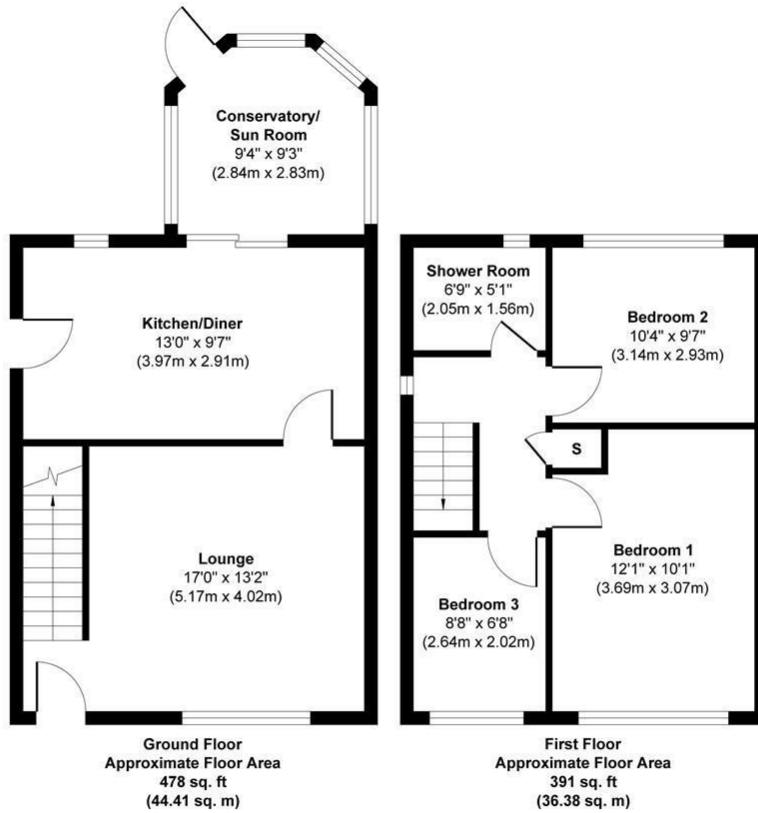






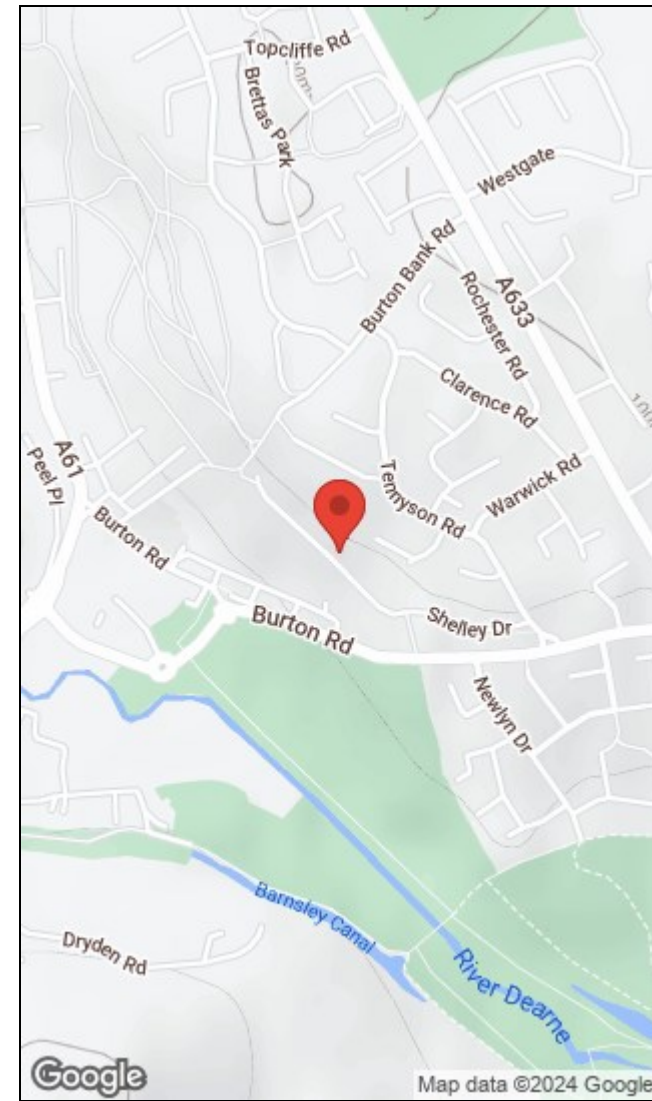


# 61 Shelley Drive



**Approx. Gross Internal Floor Area 869 sq. ft / 79.79 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
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