



1880  
KEDSINGTON VILLAS

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# Granville Street, Barnsley

## Offers In Excess Of £425,000



Welcome to this charming Victorian villa located on Granville Street in the heart of Barnsley. This stunning semi-detached house boasts character throughout its four storeys, offering a perfect blend of traditional elegance and modern comfort.

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is plenty of space for everyone to enjoy their own private sanctuary. The two bathrooms ensure convenience for the whole household.

One of the standout features of this property is the large private garden, perfect for enjoying the outdoors and hosting summer gatherings. Additionally, the outbuilding provides extra storage space or a cosy retreat.

Conveniently, this property also offers off-street parking, a valuable commodity in this bustling neighbourhood. This Victorian villa on Granville Street is sure to captivate you with its charm and possibilities.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
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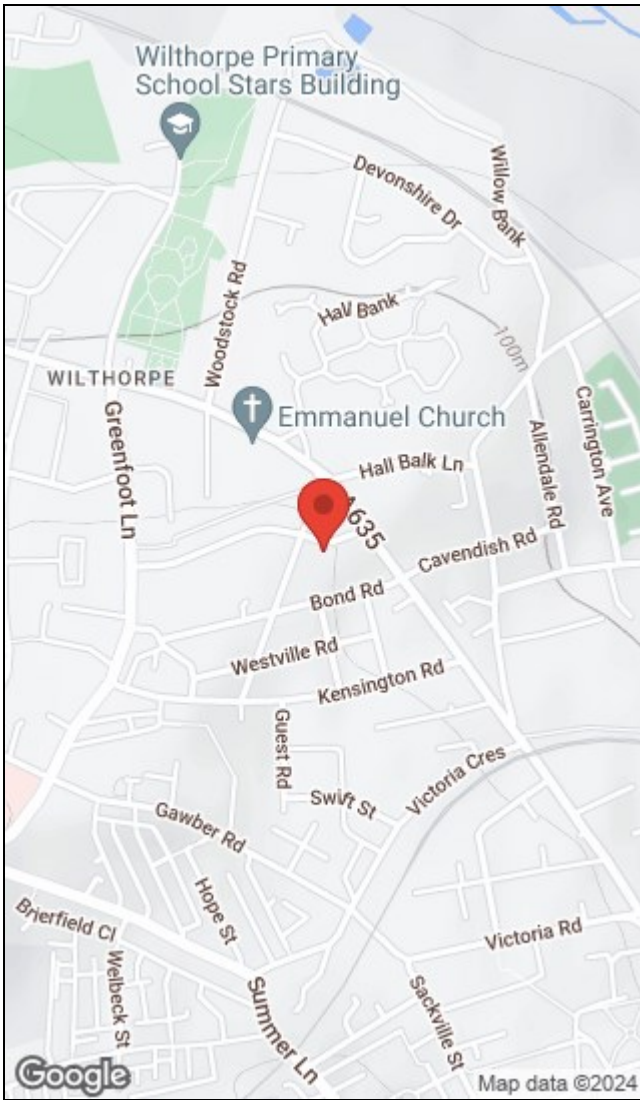
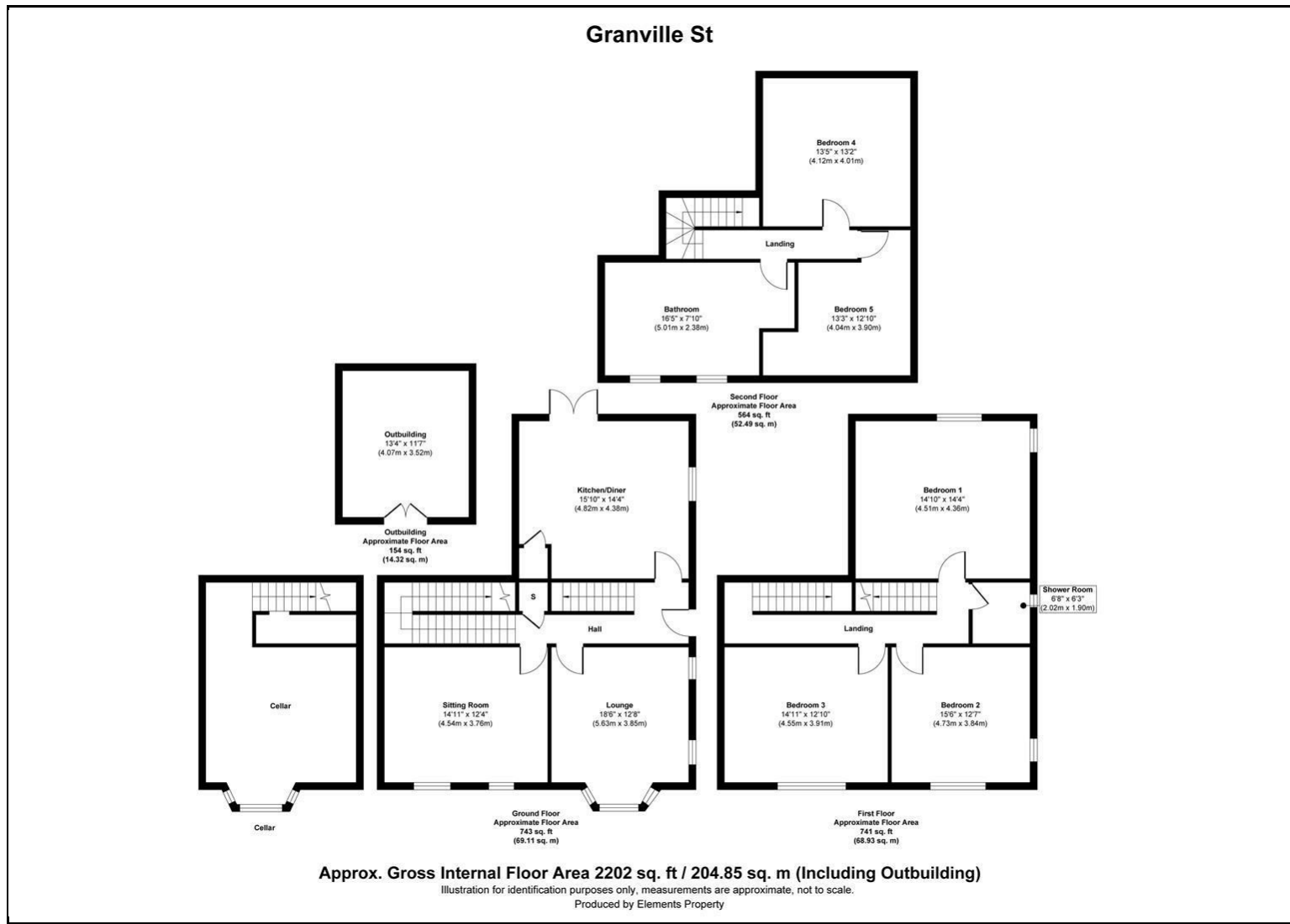


## KEY FEATURES

- VICTORIAN VILLA
- CONVERTED OUTBUILDING
- CHARACTER PROPERTY
  - HIGH CEILINGS
  - SPACIOUS GARDEN
- FOUR STOREY ACCOMODATION







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