



**Pitt Street West, Barnsley**

, S70 1BN

**£150,000**



# Pitt Street West, Barnsley

## DESCRIPTION

Nestled in the heart of Pitt Street West, Barnsley, this charming four-storey house is a perfect find for first-time buyers and young families alike. The property boasts a well-presented interior, with a ground floor kitchen and cellar room, a first floor lounge and dining room, two bedrooms and a bathroom on the first floor, and a third bedroom on the second floor.

Conveniently located near the vibrant Glassworks Barnsley complex, residents can enjoy easy access to a variety of bars, restaurants, and entertainment options. Additionally, the property's proximity to the M1 links ensures seamless connectivity to other parts of the region.

Whether you're looking to settle down in a cosy home or seeking a property with ample space for your growing family, this house on Pitt Street West offers a blend of comfort and convenience that is sure to captivate your heart.

Don't miss out on the opportunity to make this house your new home sweet home.



# ROOMS

LOUNGE

14'10" x 12'8"

PLAY ROOM

12'8" x 13'7"

LANDING

"x"

BEDROOM ONE

13'11" x 11'10"

BEDROOM TWO

7'3" x 10'0"

BATHROOM

9'9" x 6'0"

BEDROOM THREE

19'5" x 8'11"

KITCHEN

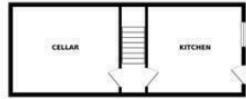
12'11" x 12'3"

CELLAR

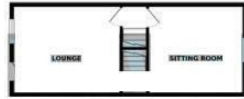
"x"



BASEMENT / LOWER GROUND FLOOR



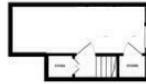
GROUND FLOOR



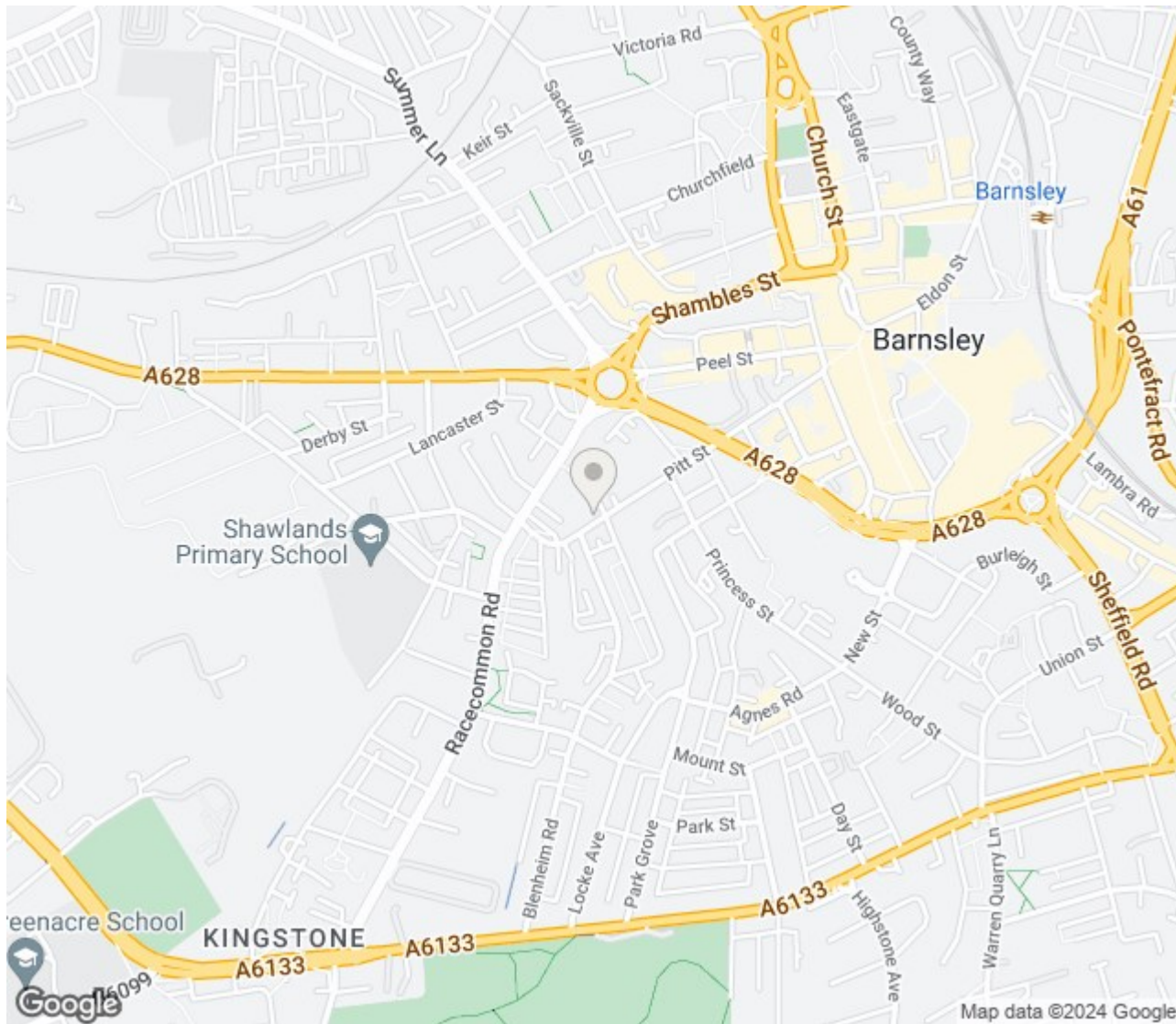
1ST FLOOR



2ND FLOOR







## ENERGY PERFORMANCE CERTIFICATE

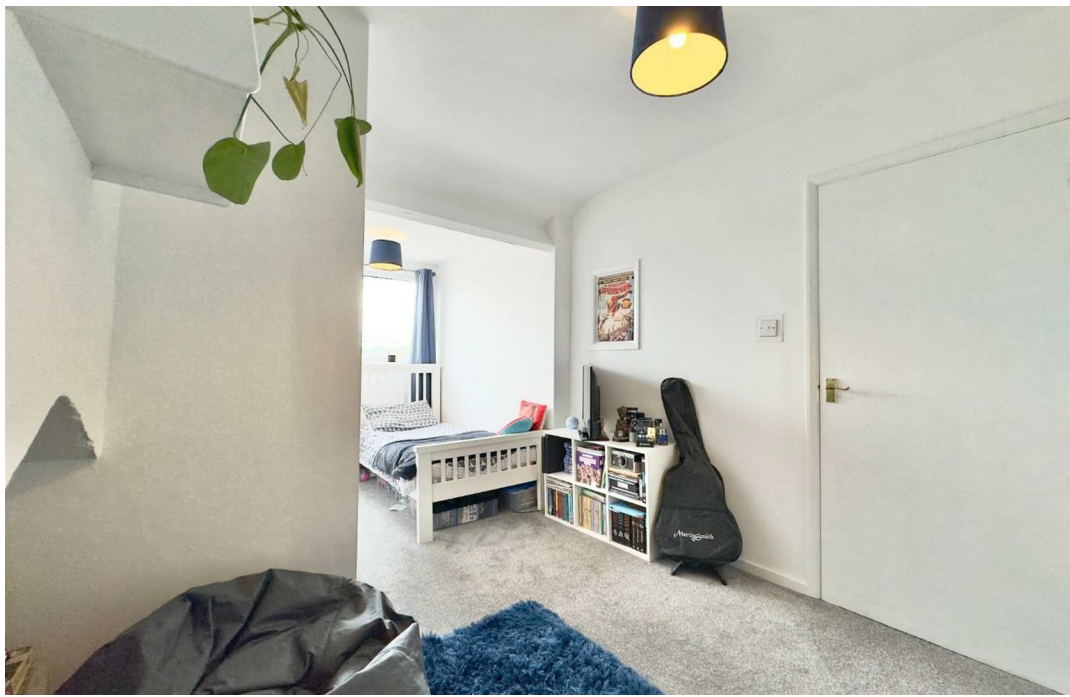
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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 | 01226 447155 | barnsley@hunters.com**









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.