



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

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# Bellcross Way, Barnsley

£220,000

**HUNTERS**<sup>®</sup>  
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Welcome to Bellcross Way, Barnsley - a charming location for this modern three-bedroom family home. Situated on a large corner plot, this link-detached house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three well-appointed bedrooms, providing ample space for the whole family to unwind.

With two bathrooms, mornings will be a breeze in this household, ensuring no queues or delays. The double driveway is a convenient feature, offering hassle-free parking for multiple vehicles.

One of the highlights of this property is the private rear garden, a tranquil oasis where you can enjoy al fresco dining or simply soak up the sun in peace. Perfect for those warm summer days!

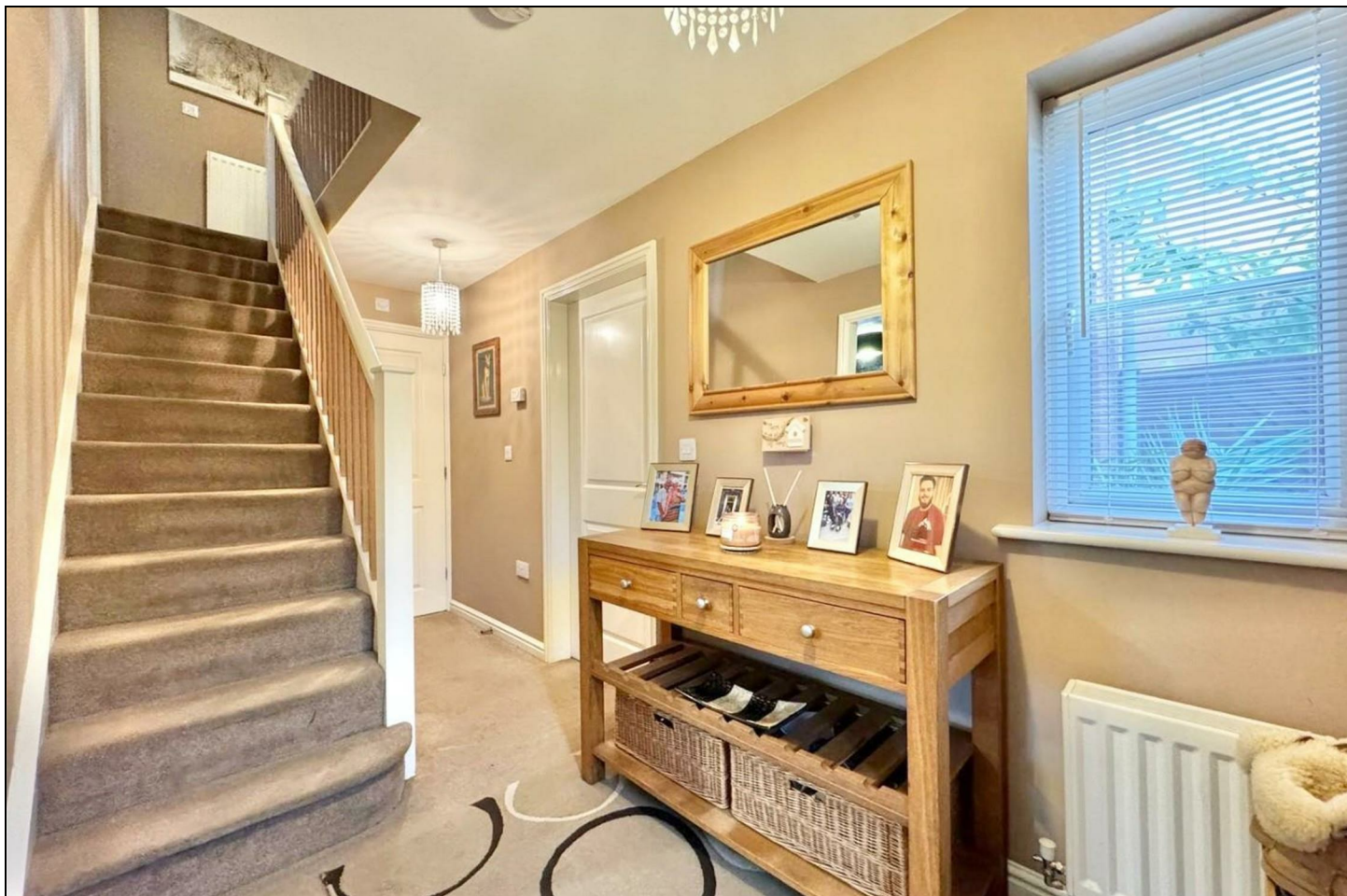
Located close to all amenities, including shops, schools, and transport links, this home offers both convenience and comfort. Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and take the first step towards your dream home in Barnsley.

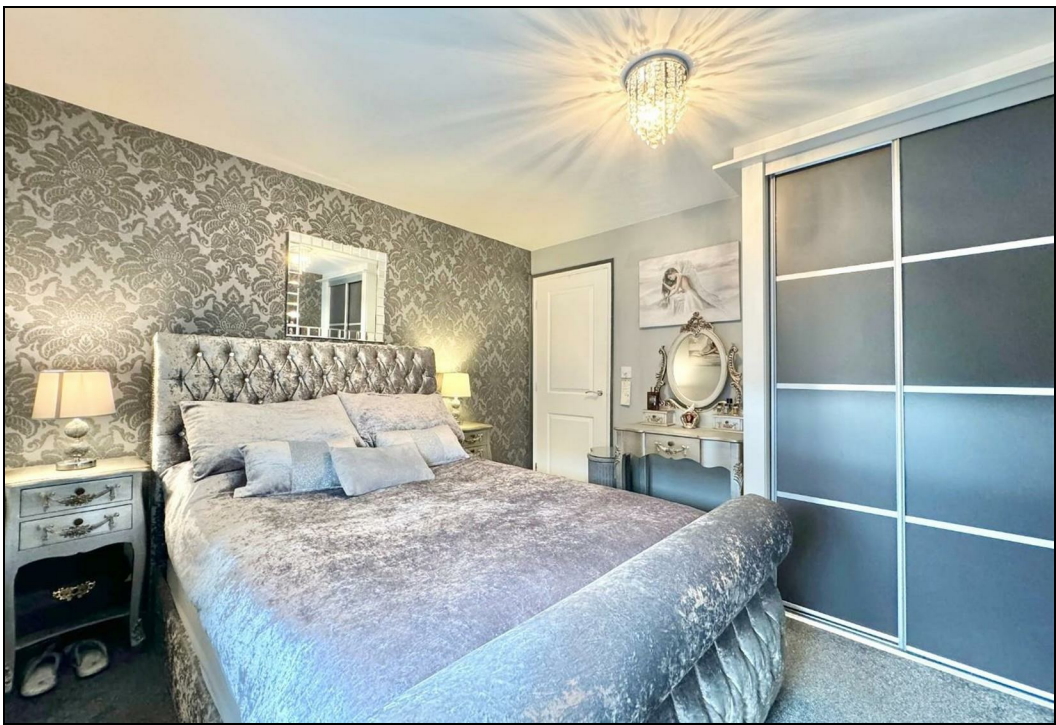
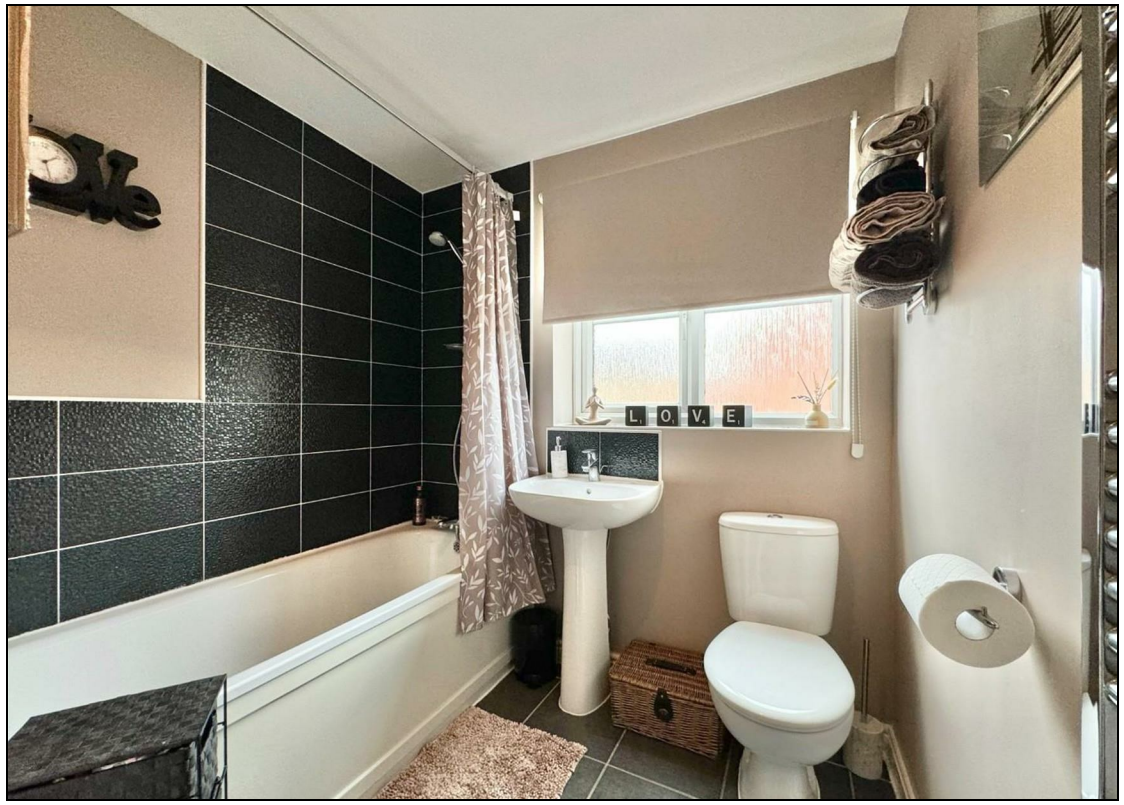
1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
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## KEY FEATURES

- THREE BEDROOMS
- CORNER PLOT
- DOUBLE PARKING
- PRIVATE GARDEN
- MODERN HOME





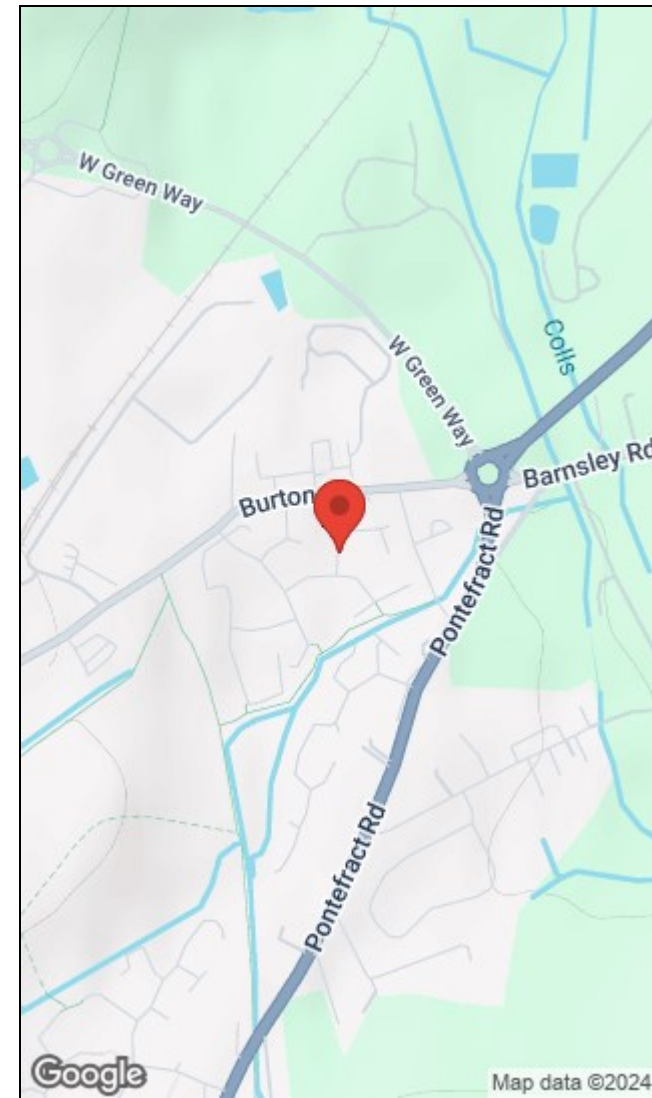


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	
76	88
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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>	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
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