



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

11 Lesmond Crescent, Little Houghton, Barnsley, S72 0EZ

# 11 Lesmond Crescent, Little Houghton, Barnsley, S72 0EZ

£250,000

Nestled in the charming area of Little Houghton, Barnsley, this delightful semi-detached house on Lesmond Crescent offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The heart of the home features a well-appointed kitchen that flows seamlessly into the dining area, making it perfect for family meals or gatherings with friends.

This residence boasts four generously sized bedrooms, each offering a peaceful retreat at the end of the day. The two bathrooms are tastefully designed, ensuring convenience for busy mornings or unwinding after a long day.

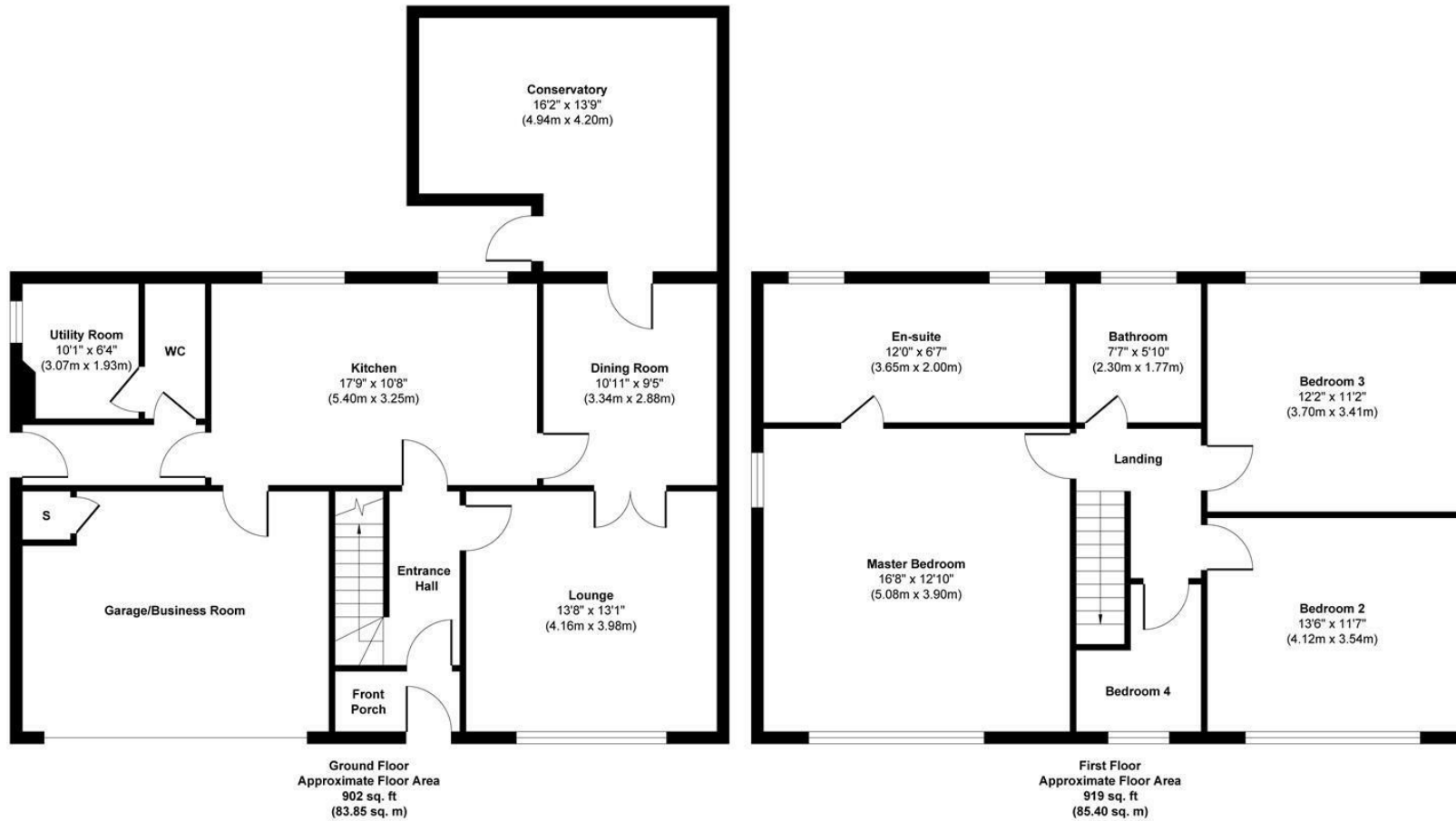
One of the standout features of this property is the off-street parking, providing ease and security for your vehicles. Additionally, the house offers stunning countryside views, allowing you to enjoy the beauty of nature right from your home.

With its ideal location, spacious interiors, and picturesque surroundings, this semi-detached house on Lesmond Crescent is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible area. Don't miss the chance to make this lovely property your new home.

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



# Lesmond



**Approx. Gross Internal Floor Area 1821 sq. ft / 169.25 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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		
England & Wales	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>		
(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		
England & Wales	EU Directive 2002/91/EC	

Font porch

Entrance hall

Lounge

13'9" x 13'1"

Dining room

11'1" x 9'6"

kitchen/ Dining room

10'9" x 17'8"

Conservatory

16'4" x 13'9"

Utility

10'2" x 6'6"

Downstairs W/C

Landing

Bedroom one

13'1" x 16'8"

Bedroom two

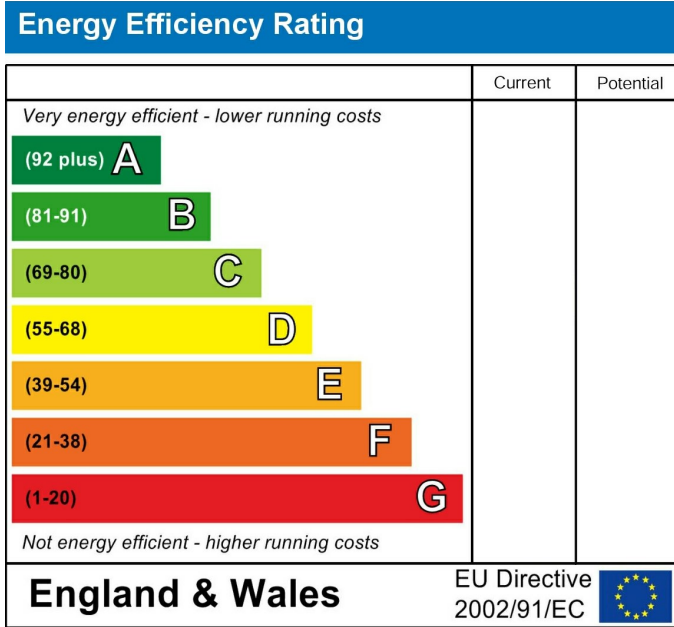
11'5" x 13'9"

Bedroom three

12'1" x 11'1"

family bathroom

En suite



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. 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.







