

HUNTERS[®]

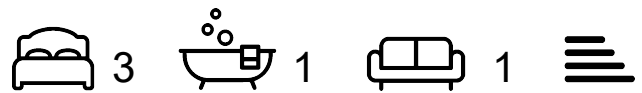
HERE TO GET *you* THERE



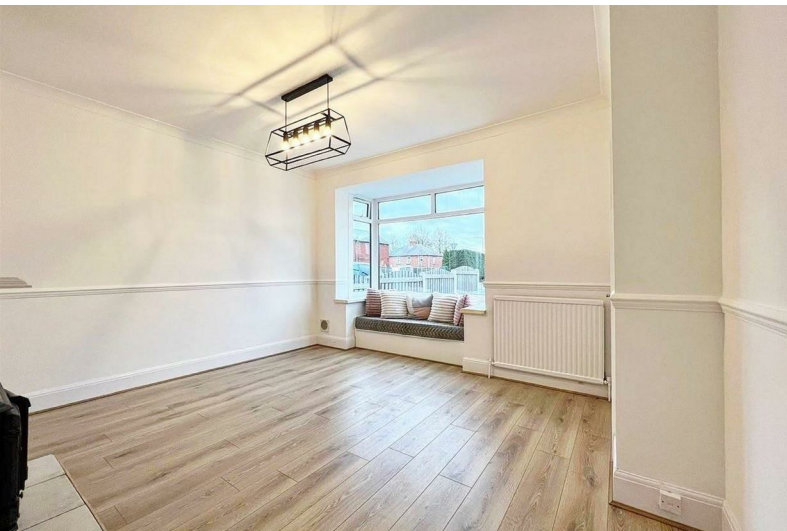
Barnsley Road

Darfield, Barnsley, S73 9DD

£850 Per Month



Council Tax:



96 Barnsley Road

Darfield, Barnsley, S73 9DD

£850 Per Month



Entrance hall

The entrance of this property offers access to all rooms on the ground floor and has stairs rising to the first floor.

Lounge

14'1" x 12'5" (4.3m x 3.8m)

The lounge provides laminate flooring, a wall mounted radiator and a front facing PVCu double glazed window.

Dining room

17'2" x 9'4" (5.25m x 2.85m)

The dining room offers laminate flooring, a wall mounted radiator, a side facing PVCu double glazed window and access to the kitchen.

Kitchen

9'2" x 7'4" (2.8m x 2.26)

The kitchen is fitted with a range of wall and base units featuring integral appliances that includes an electric oven, four ring electric hob with extractor fan over, dishwasher, and an inset sink and drainer with mixer tap over. Also with space and plumbing for a washing machine, laminate flooring, and a wall mounted radiator.

Conservatory

8'10" x 6'3" (2.7m x 1.92m)

Bathroom

The house bathroom offers a three-piece suite comprising a low flush WC, pedestal wash hand basin, step in shower cubicle and a wall mounted radiator and PVCu double glazed window.

Bedroom one

12'0" x 10'0" (3.67m x 3.05m)

The master bedroom provides fitted carpets, a wall mounted radiator, and PVCu double glazed window.

Bedroom two

10'3" x 9'3" (3.14m x 2.82m)

The second bedroom provides fitted carpets, wall mounted radiator and PVCu double glazed window.

Bedroom three

6'6" x 8'2" (2m x 2.5m)

The third bedroom offers fitted carpets, a wall mounted radiator and a PVCu double glazed window.

External

To the front of the property is off street parking and a pathway leading to the entrance door and to the rear garden.

The rear features a large, enclosed garden with paving and a further enclosed lawn area to the bottom of the garden.



A map snippet from Google Maps showing a street labeled 'Barnsley Rd'. An orange location pin is placed on the road. The Google logo and 'Map data ©2025' are visible at the bottom.

96 Barnsley Road

Ground Floor
Approximate Floor Area
441 sq. ft
(41.02 sq. m)

First Floor
Approximate Floor Area
371 sq. ft
(34.46 sq. m)

Approx. Gross Internal Floor Area 812 sq. ft / 75.48 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Please contact our Hunters Barnsley Office
on 01226 447155 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-40		
D	55-48		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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.

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.