



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





# Hill Top Avenue, Barnsley

## Offers In The Region Of £150,000



Hill Top Avenue, Barnsley, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a modern home. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

- Recently installed combi boiler.
- Recently installed kitchen appliances
- Recently installed bathroom
- Additional space for laundry room/utility room

One of the standout features of this property is the large private garden, which offers a tranquil outdoor space for gardening, play, or simply unwinding in the fresh air. The garden is a wonderful extension of the home, ideal for family gatherings or summer barbecues.

With off-street parking available for multiple vehicles, convenience is at your fingertips, ensuring that you and your guests can park with ease. The absence of a vendor chain means that this property is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly.

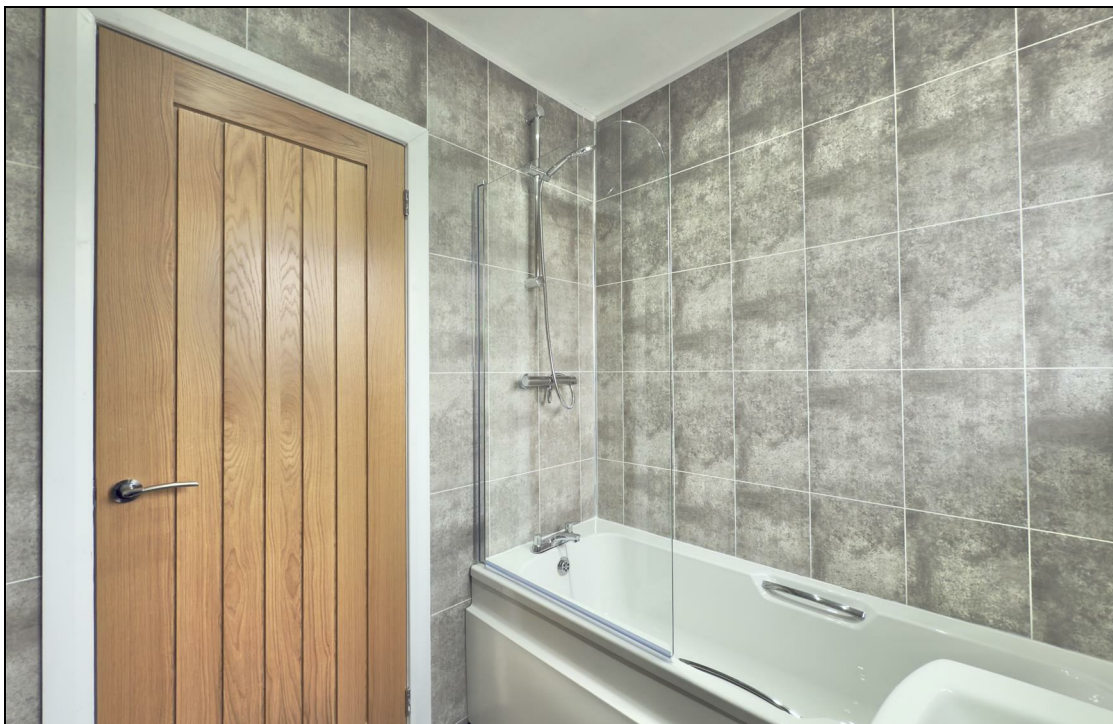
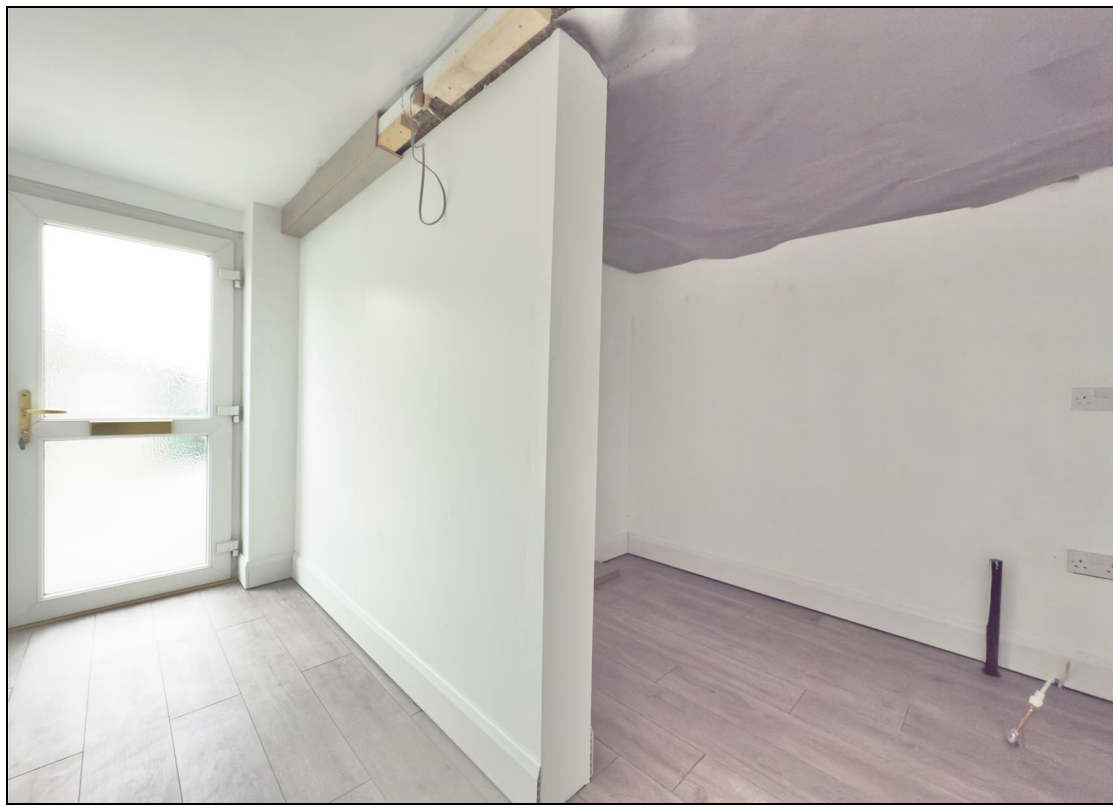
This modern home combines comfort and practicality, making it a perfect choice for anyone looking to enjoy the benefits of a well-designed living space in a friendly neighbourhood. Don't miss the chance to make this delightful property your own.

## KEY FEATURES

- MODERN HOME
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- PRIVATE GARDEN
- MODERN KITCHEN

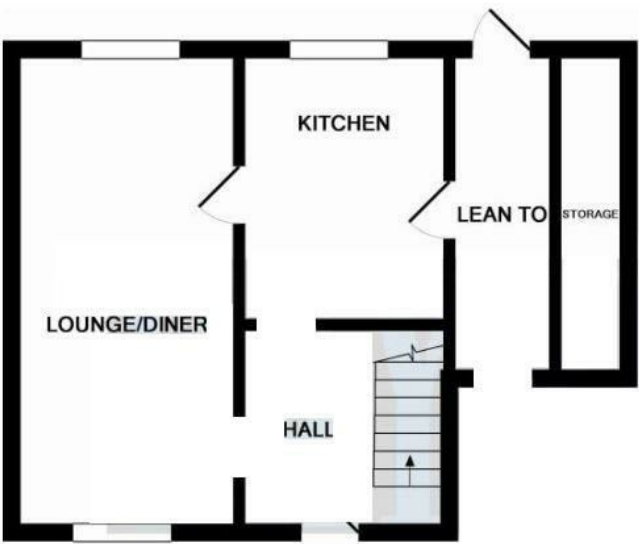












GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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