

**HUNTERS**  
HERE TO GET *you* THERE



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

32 Denton Street, Barnsley, S71 1DA

32 Denton Street, Barnsley, S71 1DA

## Offers In Excess Of £80,000

Welcome to this charming house located on Denton Street in Barnsley, a delightful property that offers both comfort and convenience. With no vendor chain, this home is ready for you to move in without delay.

The open plan kitchen and lounge area create a spacious and inviting atmosphere, perfect for both relaxation and entertaining. This layout allows for a seamless flow between cooking and socialising, making it an ideal space for family gatherings or hosting friends.

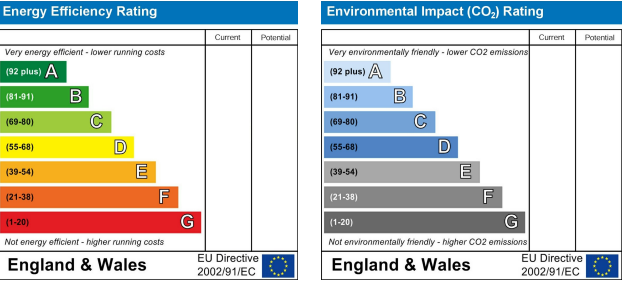
The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is filled with natural light, creating a warm and welcoming environment.

One of the standout features of this home is the private garden, a lovely outdoor space where you can enjoy fresh air and sunshine. It is perfect for gardening enthusiasts or simply for unwinding after a long day.

Situated close to Barnsley town centre, you will find a variety of shops, restaurants, and amenities just a short distance away. Additionally, the easy access to the motorway makes commuting and travel straightforward, connecting you to nearby towns and cities with ease.

This property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location, this house on Denton Street is not to be missed. Come and see for yourself the potential this home has to offer.

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





**Lounge**  
14'9" x 9'10"

**Kitchen**  
9'10" x 8'2"

**Landing**

**Bedroom one**  
12'5" x 12'5"

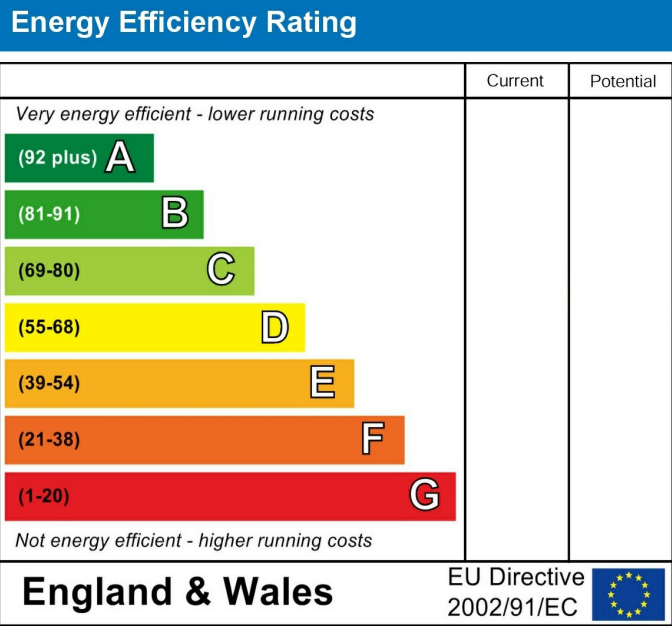
**Bedroom two**  
11'5" x 4'3"

**Family bathroom**

**Disclaimer**  
Disclaimer - Please note information within our sales particulars has been provided by the vendors. Hunters Barnsley have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.  
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Not all items available in the pictures will be included in the sale and we therefore ask that you clarify this with the agents prior to purchase.  
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



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.



















