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45 Valley Grove, Lundwood, Barnsley, S71 5LJ

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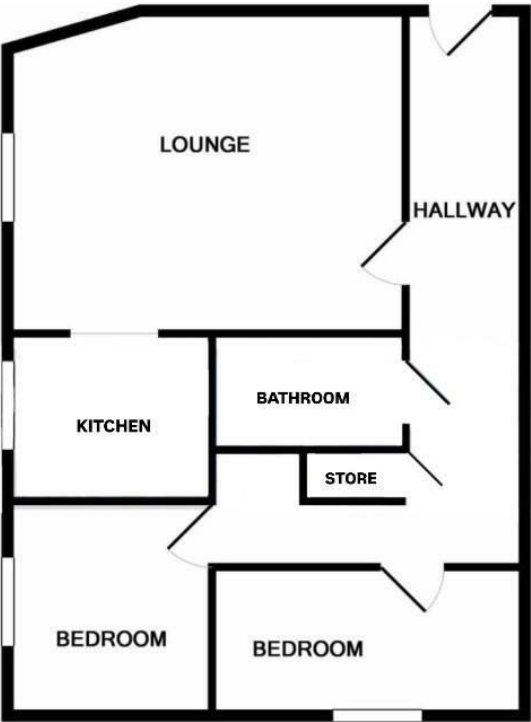
£95,000

Situated in the charming area of Valley Grove, Lundwood, Barnsley, this modern apartment offers a delightful living experience. With two spacious bedrooms, this property is perfect for individuals or small families seeking comfort and style. The heart of the home features a lovely open kitchen and lounge area, creating an inviting space for relaxation and entertaining.

The stylish bathroom adds a touch of elegance, ensuring that your daily routines are both practical and pleasant. Additionally, the apartment benefits from an allocated parking space, providing convenience in this bustling neighbourhood.

This property is not just a place to live; it is a sanctuary that combines modern living with a welcoming atmosphere. Whether you are a first-time buyer or looking to downsize, this apartment is a wonderful opportunity to enjoy a contemporary lifestyle in a desirable location. Do not miss the chance to make this lovely apartment your new home.

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

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

Hallway

Lounge | Dining | Kitchen

13'10" x 15'7"

Bathroom

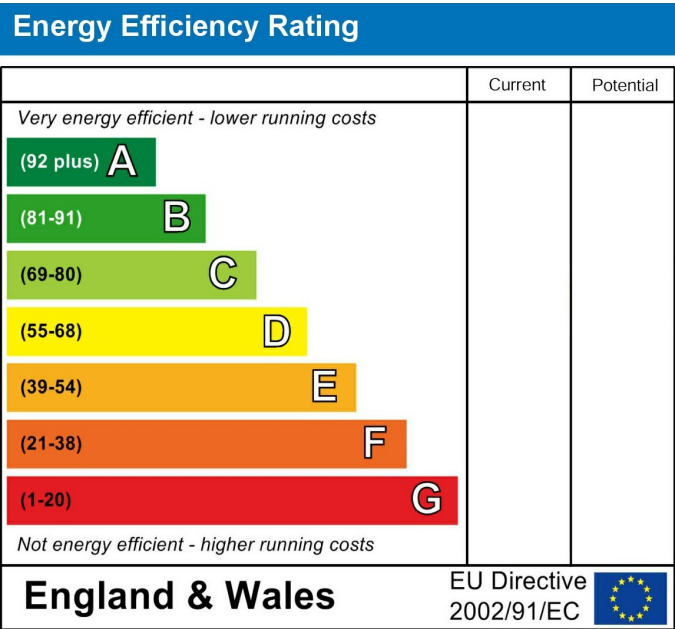
6'4" x 8'0"

Master bedroom

10'4" x 9'10"

Bedroom two

8'2" x 7'10"



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.







