



## St. Pauls Parade, , Barnsley, S71 5BY

- Well-presented semi-detached family home
- Ample lighting throughout
- Three spacious bedrooms
- Close to all amenities
- Garage and Driveway
- Lovely conservatory room
- Open plan Living and Dining

**Asking Price £230,000**

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Located in the charming area of St. Pauls Parade, Barnsley, this well-presented semi-detached house offers a delightful blend of comfort and style. With two inviting reception rooms, including an open plan lounge and dining area, this home is perfect for both relaxation and entertaining. The spacious layout is complemented by three generously sized bedrooms, providing ample space for family living or guests.

A bright conservatory adds a touch of elegance and serves as a lovely spot to enjoy the garden views throughout the seasons. The property boasts a well-maintained bathroom, ensuring convenience for all residents.

Outside, the home features a driveway with parking for two vehicles, along with a garage for additional storage or vehicle accommodation. The rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

This property is not only a wonderful family home but also a fantastic opportunity for those seeking a comfortable and stylish living environment in Barnsley. With its excellent presentation and desirable features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



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Hallway

Lounge and Dining  
14'0" x 26'8"

Conservatory  
9'10" x 12'5"

Kitchen  
8'4" x 9'9"

Landing

Master bedroom  
9'10" x 13'9"

Bedroom 2  
12'2" x 12'3"

Bathroom  
5'8" x 6'0"

Bedroom 3  
8'4" x 11'8"



### Viewings

Please contact [barnsley@hunters.com](mailto:barnsley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.