





65 St. Pauls Parade, Barnsley, S71 5BY

Asking Price £190,000

Situated in the charming area of St. Pauls Parade, Barnsley, this delightful house presents an excellent opportunity for families and individuals alike. Boasting three spacious bedrooms, this property offers ample room for relaxation and personal space. The heart of the home features an open plan living and dining area, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying quiet family evenings.

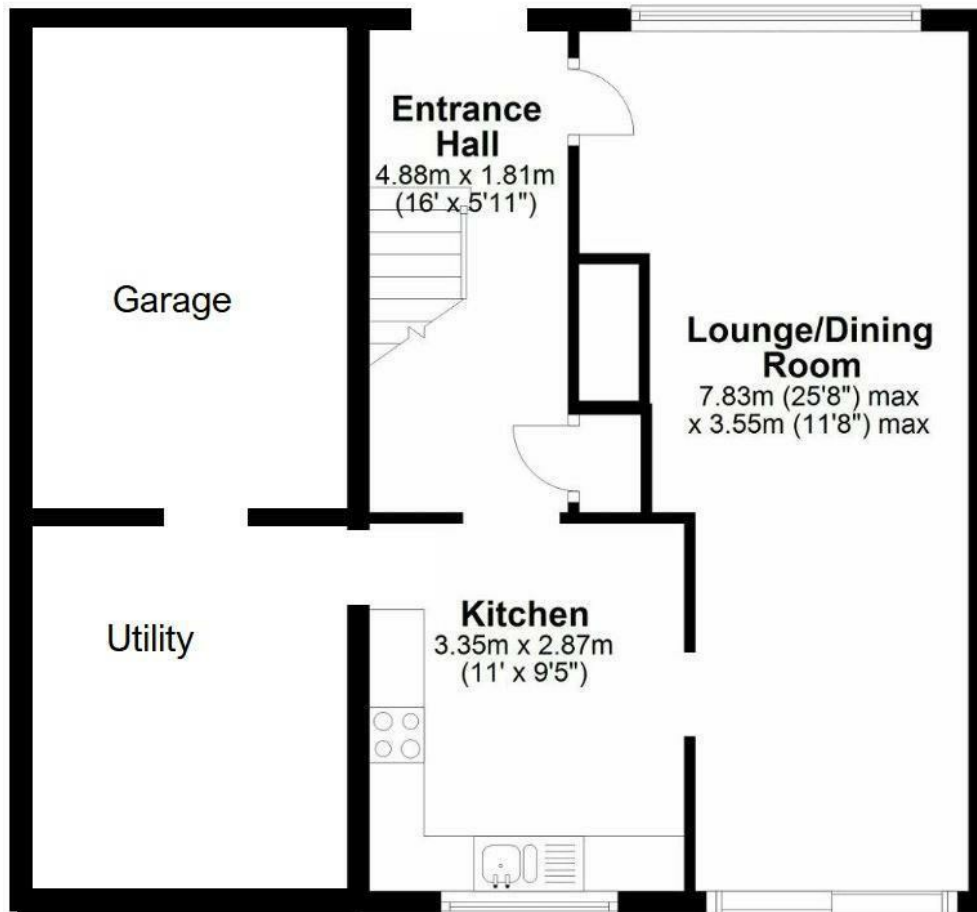
The well-appointed kitchen, complemented by a convenient utility room, ensures that all your culinary needs are met with ease. The layout is designed for both functionality and comfort, making daily living a pleasure.

One of the standout features of this property is the absence of a vendor chain, allowing for a smooth and efficient purchasing process. Additionally, off-street parking and a garage provide practical solutions for your vehicle storage needs, enhancing the overall convenience of this lovely home.

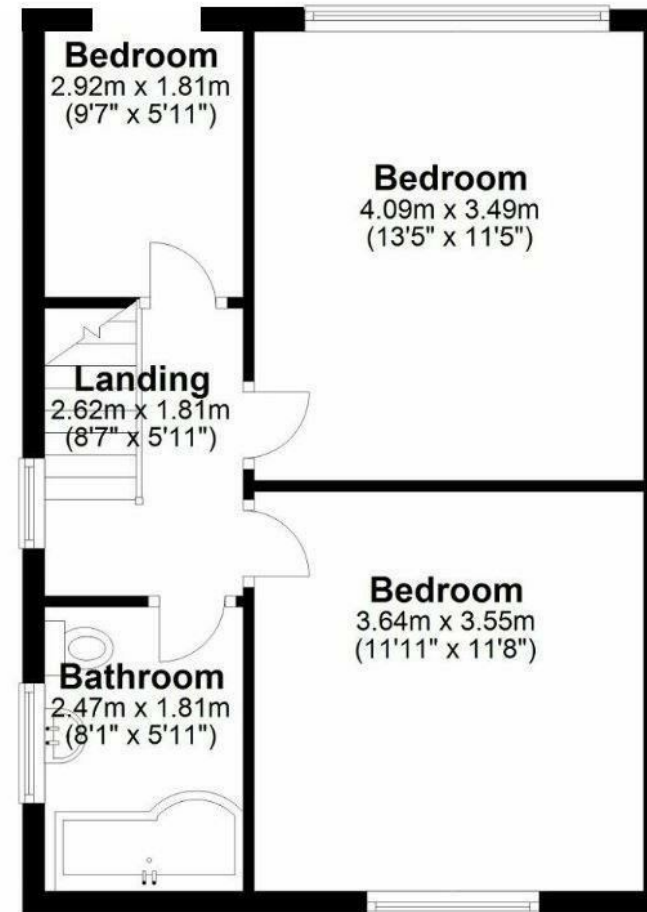
With its appealing features and prime location, this house is a wonderful choice for those seeking a blend of comfort and accessibility in Barnsley. Don't miss the chance to make this property your own.

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## Ground Floor



## First Floor



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

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

Hallway

Lounge and Dining

11'7" x 25'10"

Kitchen

9'10" x 10'2"

Utility

8'4" x 7'5"

Master bedroom

9'10" x 13'9"

Bedroom 2

10'2" x 11'7"


Bathroom

5'6" x 5'8"

Bedroom 3

7'1" x11'8"

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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.



















