



## Pond Street

Barnsley, S70 1NE

Offers In The Region Of £60,000



- 2 BED MID TERRACE
- GREAT INVESTMENT OPPORTUNITY
- GOOD DIMENSIONS
- LOW MAINTENANCE YARD TO REAR
- UPVC THROUGHOUT

- NO UPWARD CHAIN
- IN NEED OF UPGRADING
- HIGH DEMAND FOR RENTALS IN THIS AREA
- COMBI BOILER
- COUNCIL TAX BAND A

# Pond Street

Barnsley, S70 1NE

Offers In The Region Of £60,000



**NO UPWARD CHAIN! STEP INSIDE THIS 2 BED MID TERRACE, A GREAT INVESTMENT OPPORTUNITY WITH BAGS OF POTENTIAL!** Located close to the town centre and an array of amenities, a short walk to Locke Park, minutes away from the M1 and serviced by good public transport routes. The property is in need of upgrading, but hosts good dimensions, a low maintenance yard, plenty of on street parking and with no upward chain it is ready and waiting for you to put your stamp on it. Briefly comprising living room, kitchen, bathroom and two good sized bedrooms. Book now to avoid disappointment!

## LIVING ROOM

13'3 x 11'10 (4.04m x 3.61m)

Through a glazed uPVC door leads into a light and airy living room, hosting a fireplace with electric fire giving a great focal point to the room, also comprising aerial point, telephone points, wall mounted radiator and uPVC window.

## KITCHEN

8'3 x 9'7 (2.51m x 2.92m)

Currently offering a wall of light wood wall and base units, contrasting black work surfaces, inset stainless steel sink and drainer, free standing electric cooker, wall mounted radiator, large under stairs storage cupboard, uPVC window and stairs rising to the first floor. Plumbing for a washing machine is found in the rear entrance hall.

## BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

A generously sized bathroom, tiled in white, comprising bath with electric shower over, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

## BEDROOM 1

13'3 x 11'10 (4.04m x 3.61m)

A large double bedroom comprising uPVC window and wall mounted radiator.

## BEDROOM 2

8'4 x 9'10 (2.54m x 3.00m)

A small double or large single bedroom hosting a built in storage cupboard that also houses the Combi boiler, also comprising wall mounted radiator and rear facing uPVC window.

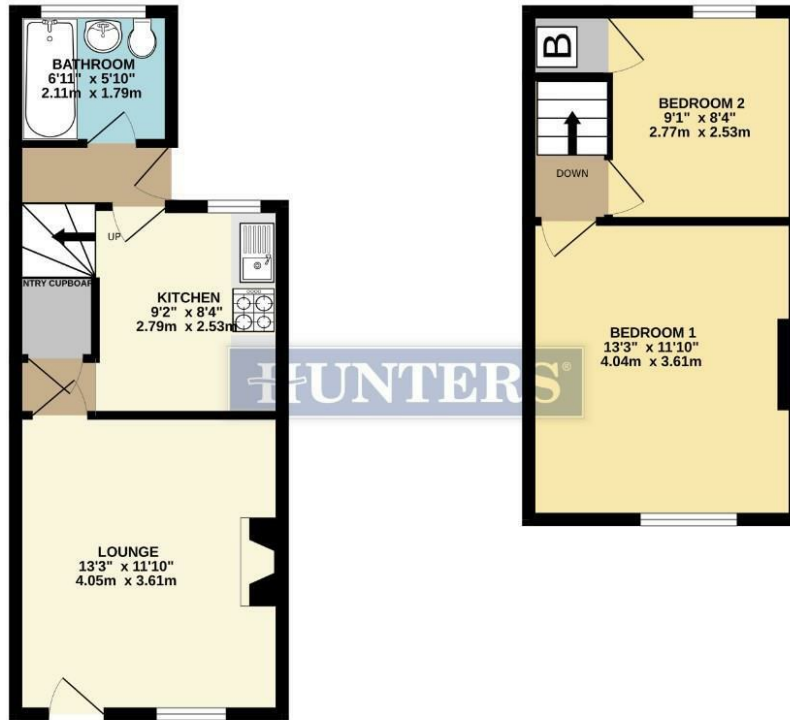
## EXTERIOR

To the rear of the property is a low maintenance yard. Ample on street parking is available to the front.

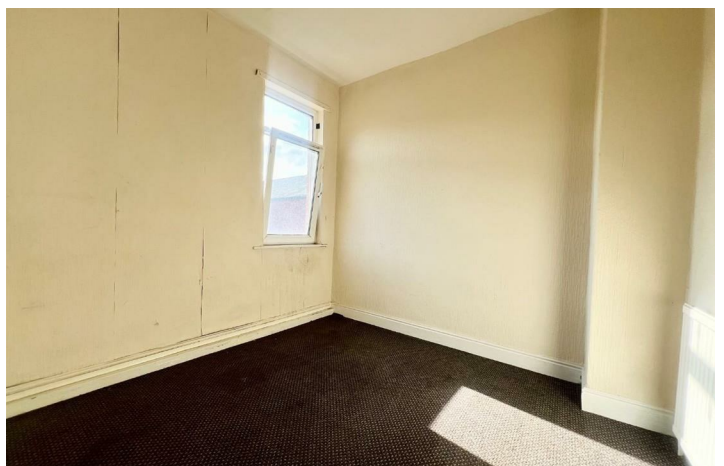
# Floorplan

GROUND FLOOR

1ST FLOOR

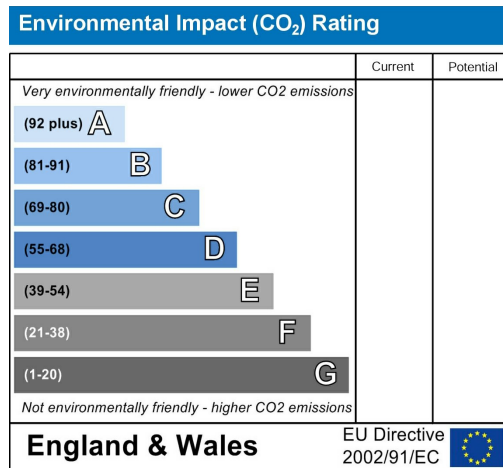
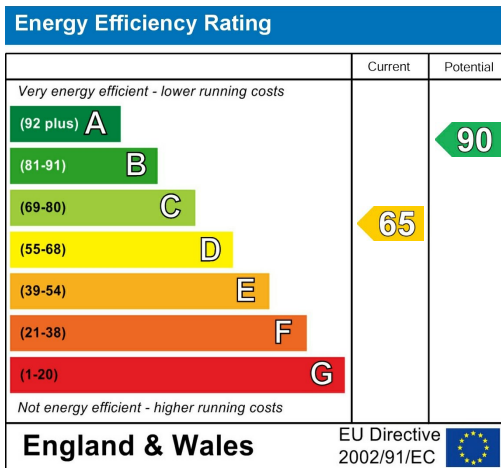


Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of sizes, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12024.





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

