

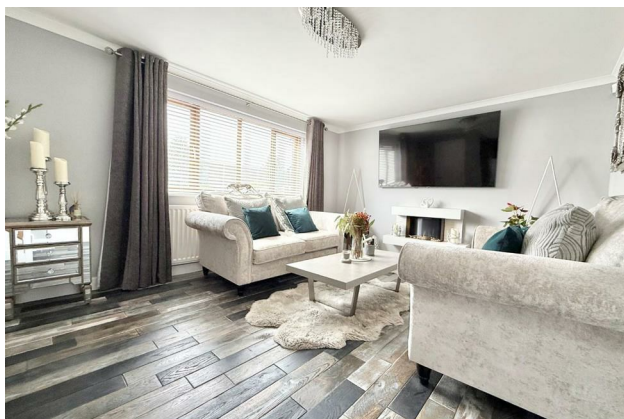
# HUNTERS®

HERE TO GET *you* THERE

**136B Cemetery Road, Hemingfield, Barnsley, S73 0QN**

**£1,100 Per Calendar Month**

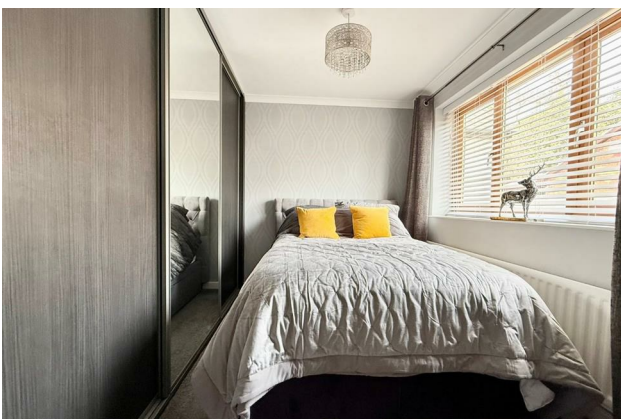
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	83
(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	

## Map



## Details

Type: House - Detached    Beds: 3    Bathrooms: 1    Receptions: 1    Tenure:

The beautifully landscaped, low-maintenance tiered garden is a true highlight, offering a delightful outdoor space for both leisure and recreation. Whether you wish to host summer barbecues or simply enjoy a quiet evening under the stars, this garden is designed to cater to your needs.

The former, detached brick-built single garage has been altered to create a front-facing storeroom (internal measurements of 9'6" x 8'8") whilst to the rear of the building is a HOME GYM/OFFICE this having internal measurements of 10'7" x 9'7" and enjoying light and power supplies, an electric heater with thermostat and TV aerial points and, we feel offers great versatility. The large driveway at the front of the property offers generous off-road parking for comfortably two cars. The property also benefits from solar panels, meaning you also see a cost benefit on your electricity bill. It is also fully alarmed as well as CCTV.

Briefly comprising entrance hall with storage cupboard, living room, large kitchen/diner with fitted appliances including; fridge/freezer; oven and hob; washing machine and dishwasher, three good sized bedrooms; one with fitted wardrobes and bathroom with plumbed in shower over the bath.

This home is not just a property; it is a lifestyle choice, situated in a peaceful area while still being close to local amenities. Don't miss the opportunity to make this beautiful house your new home...book your viewing today!

LOUNGE - 5.03m x 3.66m (16'6" x 12'0")

DINING KITCHEN - 6.02m x 2.74m (19'9" x 9'0")

BEDROOM ONE - 3.66m x 3.58m (12'0" x 11'9")

BEDROOM TWO - 3.58m x 2.74m (11'9" x 9'0")

BEDROOM THREE - 2.31m x 2.74m (7'7" x 9'0")

BATHROOM - 1.65m x 1.57m (5'5" x 5'2")

Nestled on Cemetery Road in the charming village of Hemingfield, Barnsley, this stunning three-bedroom detached house is set to be available on the 6th June. Located close to an array of amenities, a short drive to Cortonwood Retail Park, a direct drive to the M1 and A1 and with roads leading to Barnsley, Rotherham and Sheffield making it the perfect commuter location.

Upon entering, you will be greeted by a stylish living room, leading into a contemporary kitchen/diner that is both modern and functional, perfect for those who enjoy cooking and entertaining. The sleek bathroom complements the overall aesthetic of the home, providing a serene space for relaxation.

## Features

• 3 BED DETACHED • AVAIL JUNE • STUNNING INTERIOR • CONTEMPORARY FIXTURES AND FITTINGS • INTERGRATED APPLIANCES • BEAUTIFULLY LANDSCAPED GARDEN • INITIAL SIX MONTHS TENANCY • GOOD COMMUTER LOCATION • CLOSE TO AN ARRAY OF AMENITIES • COUNCIL TAX BAND C