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8 Bar Avenue, Mapplewell, Barnsley, S75 6DP



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Price Guide £240,000

GUIDE PRICE £240,000 - £250,000

In the charming area of Bar Avenue, Mapplewell, Barnsley, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a warm entrance hall that leads to a cosy living room, complete with a charming log burner and a stylish media wall, creating an inviting space for relaxation and entertainment.

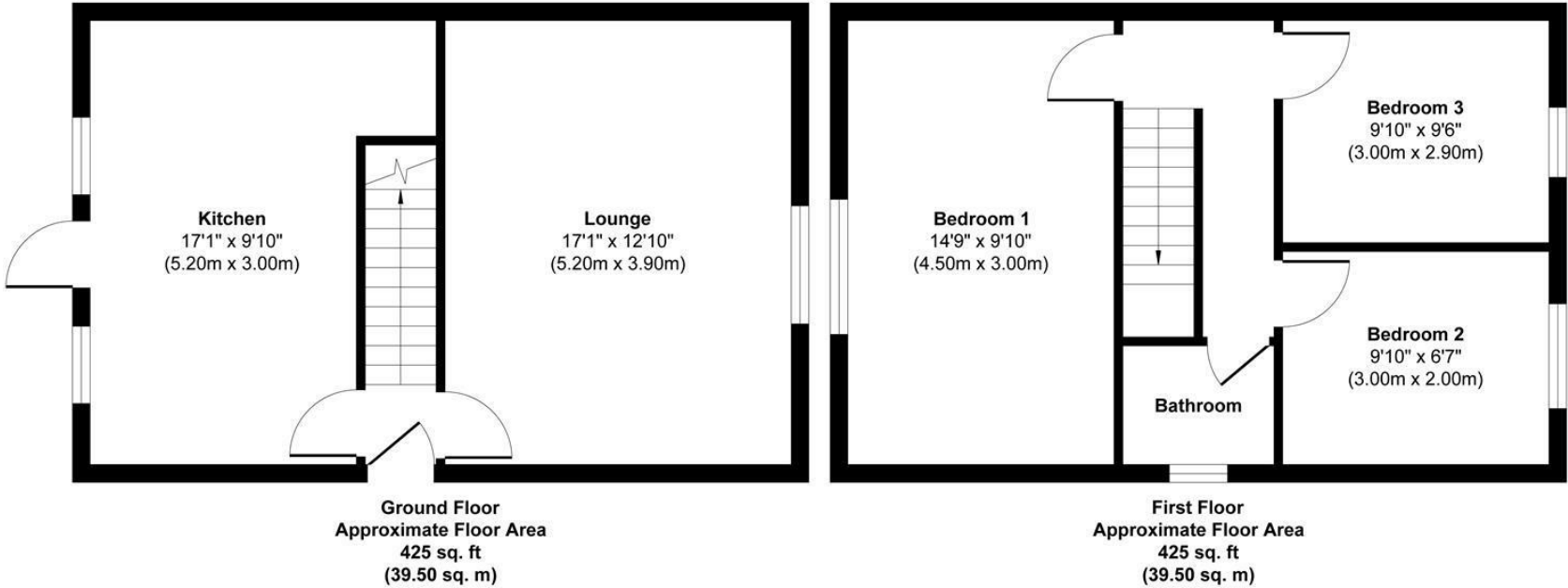
The heart of the home is the contemporary kitchen and dining area, designed for both functionality and style, making it ideal for family meals and gatherings. The property boasts three spacious bedrooms, providing ample space for family or guests, along with a well-appointed family bathroom.

Outside, the property features a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is an outhouse that offers extra storage. Off-road parking and a garage further enhance the convenience of this lovely home.

Situated in a great location close to the amenities of Mapplewell village, this property is an excellent choice for those seeking a comfortable family home in a friendly community. With its appealing features and prime location, this house is sure to attract interest from prospective buyers.

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Bar Avenue



**Approx. Gross Internal Floor Area 850 sq. ft / 79.00 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

| 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<br>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<br>2002/91/EC |

Entrance Hall

Lounge  
17'0" x 13'1"

Kitchen/ Dining Room  
17'0" x 9'10"

Landing

Bedroom 1  
14'9" x 9'10"

Bedroom 2  
9'10" x 6'6"

Bedroom 3  
9'10" x 9'6"

Family Bathroom

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<br>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. 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.















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