

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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79 George Street, Low Valley, Wombwell, Barnsley, S73 8AQ

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£900 Per Month

In the charming area of Low Valley, Wombwell, this delightful three-bedroom end terrace house on George Street offers a perfect blend of comfort and convenience. The property boasts a spacious living room, complete with a cosy log burner, ideal for those chilly evenings. The well-appointed kitchen and dining room provide an inviting space for family meals and entertaining guests.

Upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

Outside, the property features a lovely rear garden, perfect for enjoying the outdoors, as well as a front patio garden.

Situated in a great location, this home is close to a variety of amenities and public transport options, making it an excellent choice for families and commuters alike. This property presents a wonderful opportunity for those seeking a comfortable and well-located home in Barnsley.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
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**Living Room**

**Kitchen**

**Dining Room**


**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Family Bathroom**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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. 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.



