

HUNTERS[®]
HERE TO GET *you* THERE



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4 Ledbury Road, Barnsley, S71 1XE

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Offers In The Region Of £210,000

- NO VENDOR CHAIN

Ledbury Road in the charming town of Barnsley, this delightful three-bedroom semi-detached house offers an exceptional opportunity for families and individuals alike. Set on a generous plot, the property boasts a prime location that combines convenience with a sense of community.

Upon entering, you are welcomed into a comfortable lounge, perfect for relaxation and entertaining guests. The heart of the home is the spacious kitchen and dining room, which provides ample space for family meals and gatherings. This area is designed to be both functional and inviting, making it an ideal setting for creating lasting memories.

The three well-proportioned double bedrooms offer plenty of room for rest and personalisation, ensuring that everyone in the family has their own sanctuary. The family bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the property features a garage that provides ample space for storage or could be adapted for various uses, thanks to the availability of electricity. Additionally, off-road parking is available, ensuring that you and your guests can park with ease. The garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This property is not just a house; it is a home that promises comfort, space, and a wonderful lifestyle in a sought-after location. With its blend of practicality and charm, this semi-detached house on Ledbury Road is a must-see for anyone looking to settle in Barnsley.

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Ledbury Road



Ground Floor
 Approximate Floor Area
 557 sq. ft
 (51.77 sq. m)

First Floor
 Approximate Floor Area
 557 sq. ft
 (51.77 sq. m)

Approx. Gross Internal Floor Area 1114 sq. ft / 103.54 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) 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		
EU Directive 2002/91/EC		

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

Lounge

14'1" x 10'5"

Dining Room

14'5" x 12'1"

Kitchen

17'10" x 9'11"

Bedroom 1

17'4" x 14'1"

Bedroom 2

14'1" x 10'5"


Bedroom 3

10'5" x 10'2"

Bathroom

10'2" x 4'9"

Energy Efficiency Rating

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









