



## St. Pauls Parade, , Barnsley, S71 5BY

- Three double bedrooms
- No vendor chain
- Private rear garden
- Garage and Driveway
- Spacious living and dining area

**Asking Price £190,000**

# St. Pauls Parade, , Barnsley, S71 5BY



Situated in the charming area of St. Pauls Parade, Barnsley, this delightful house presents an excellent opportunity for families and individuals alike. Boasting three spacious bedrooms, this property offers ample room for relaxation and personal space. The heart of the home features an open plan living and dining area, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying quiet family evenings.

The well-appointed kitchen, complemented by a convenient utility room, ensures that all your culinary needs are met with ease. The layout is designed for both functionality and comfort, making daily living a pleasure.

One of the standout features of this property is the absence of a vendor chain, allowing for a smooth and efficient purchasing process. Additionally, off-street parking and a garage provide practical solutions for your vehicle storage needs, enhancing the overall convenience of this lovely home.

With its appealing features and prime location, this house is a wonderful choice for those seeking a blend of comfort and accessibility in Barnsley. Don't miss the chance to make this property your own.



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Hallway

Lounge and Dining  
11'7" x 25'10"

Kitchen  
9'10" x 10'2"

Utility  
8'4" x 7'5"

Master bedroom  
9'10" x 13'9"

Bedroom 2  
10'2" x 11'7"

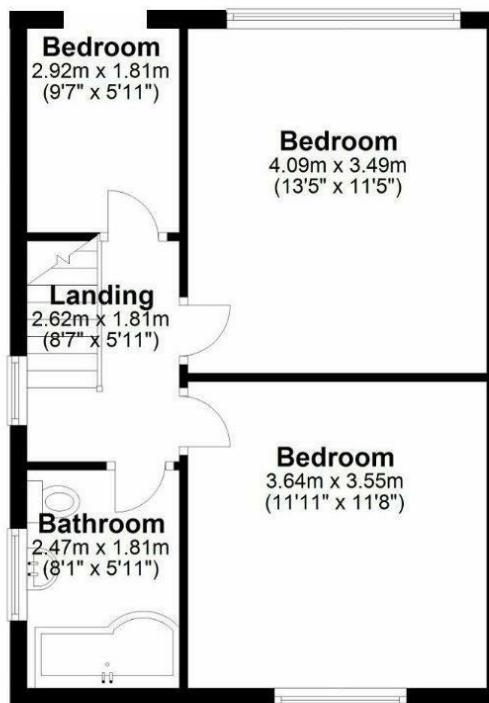
Bathroom  
5'6" x 5'8"

Bedroom 3  
7'1" x 11'8"

## Ground Floor



## First Floor



## Viewings

Please contact [barnsley@hunters.com](mailto:barnsley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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 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.

**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.