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34 Monkspring, Worsbrough, Barnsley, S70 4QU

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£175,000

Located in the desirable area of Monkspring, Worsbrough, Barnsley, this charming three-bedroom semi-detached home offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a stylish living room featuring a contemporary media wall, creating an inviting space for relaxation and entertainment. The stunning kitchen and dining area are designed with both functionality and aesthetics in mind, making it an ideal setting for family meals and gatherings.

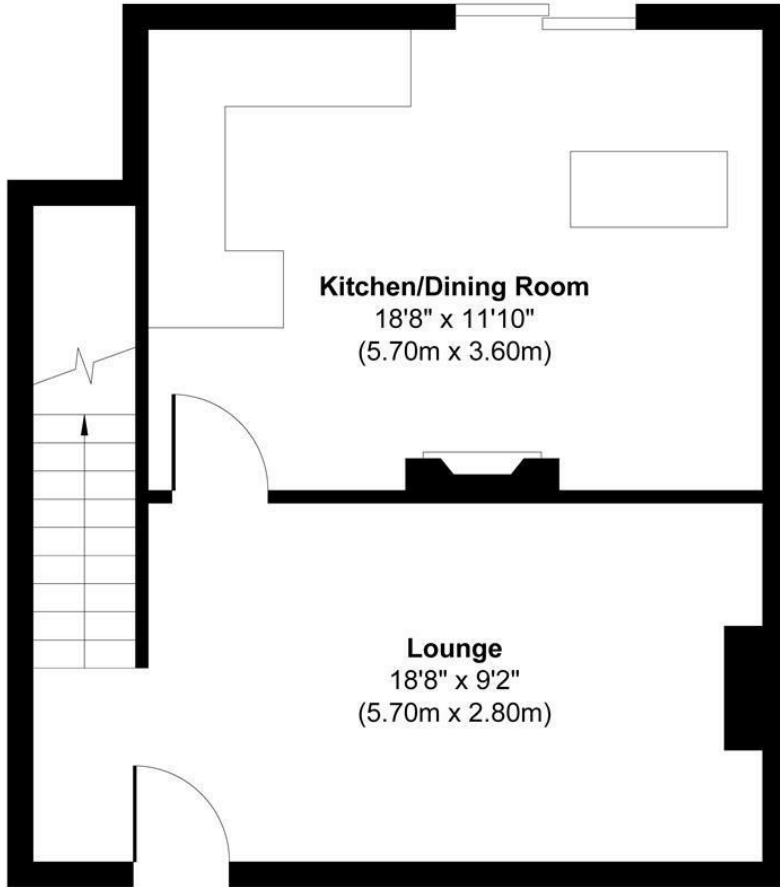
Upstairs, you will find three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The modern bathroom is tastefully appointed, ensuring a pleasant experience for all family members.

Outside, the property boasts off-road parking, a valuable asset in today's busy world. The spacious private garden offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air on sunny days.

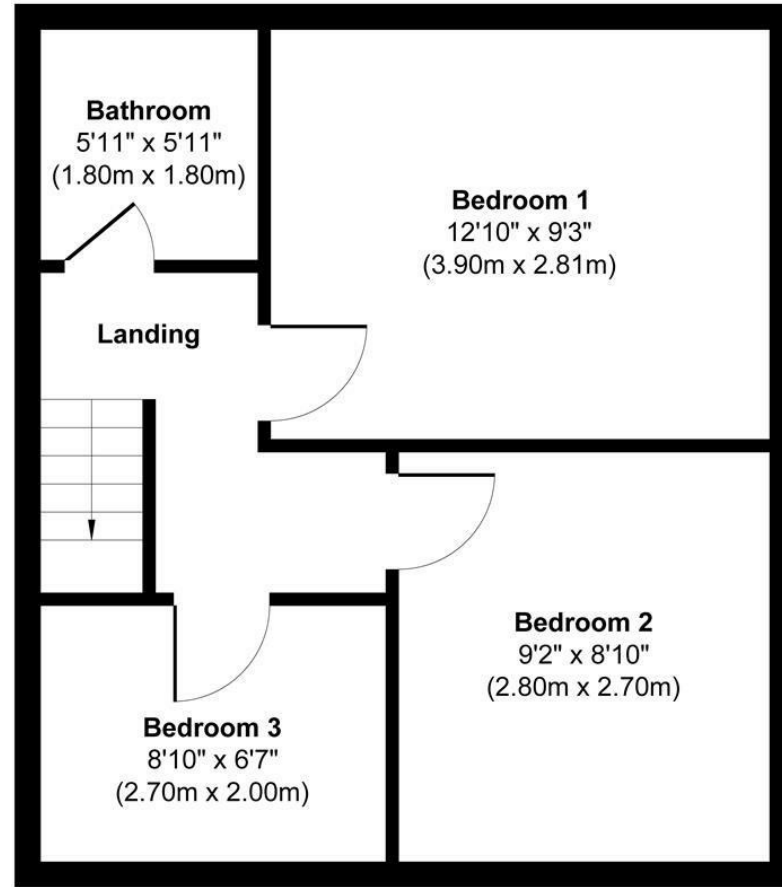
Situated in a sought-after location, this home is conveniently close to local amenities and reputable schools, making it an excellent choice for families. This property truly represents a fantastic opportunity for those seeking a modern and comfortable lifestyle in a vibrant community. Don't miss the chance to make this delightful house your new home.

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# Monkspring



**Ground Floor**  
Approximate Floor Area  
385 sq. ft  
(35.81 sq. m)



**First Floor**  
Approximate Floor Area  
398 sq. ft  
(37.05 sq. m)

**Approx. Gross Internal Floor Area 783 sq. ft / 72.86 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			
		71	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Lounge**

18'8" x 9'2"

**Kitchen/ Dining Room**

18'8" x 18'4"

**Bedroom 1**

12'9" x 9'2"

**Bedroom 2**

9'2" x 8'10"


**Bedroom 3**

8'10" x 6'6"

**Bathroom**

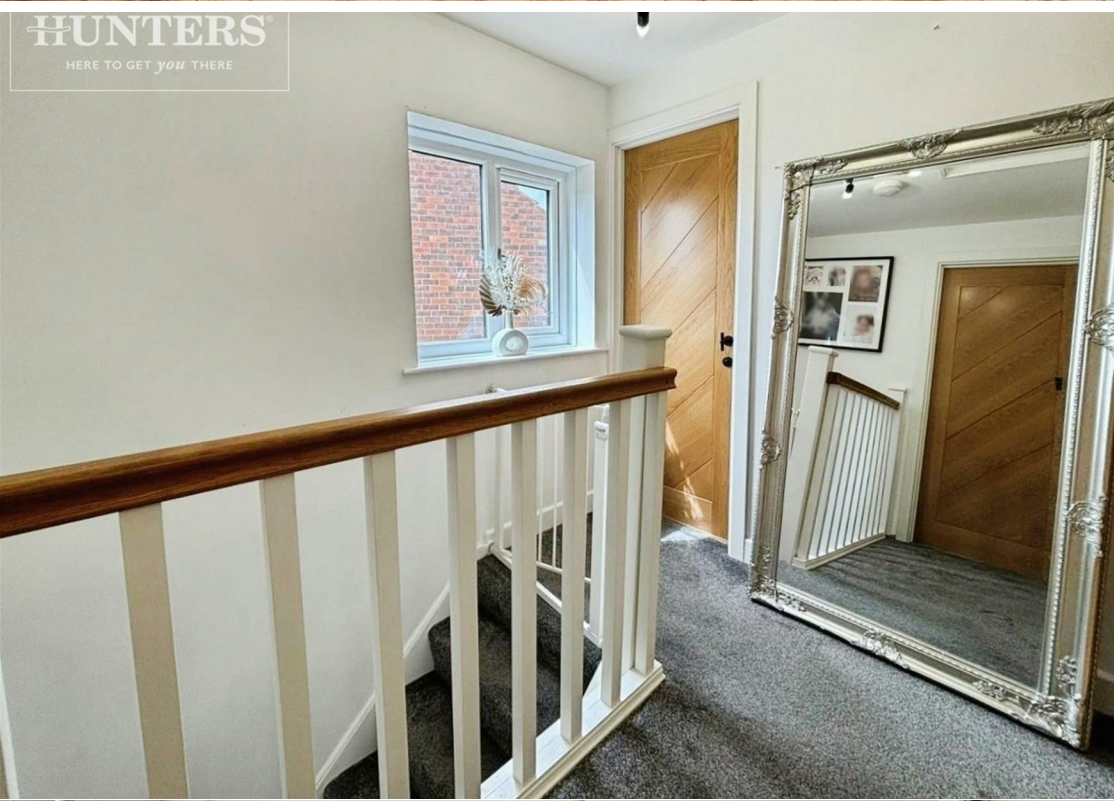
5'10" x 5'10"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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.





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