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44 Albion House Union Street, Barnsley, S70 1JT

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£85,000

A SPACIOUS TWO-BEDROOM APARTMENT, BOASTING GORGEOUS VIEWS OVER THE TOWN CENTRE, A PRIVATE BALCONY AREA AND EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.

This attractive apartment offers well-proportioned accommodation throughout and is ideally situated within easy reach of the town centre.

The property briefly comprises an entrance hall leading through to a spacious living room, featuring access to a lovely balcony area, providing the perfect spot to sit back and enjoy the surrounding views of Barnsley town centre. There is also a well-appointed kitchen, two generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a family bathroom/wet room with a separate W/C.

Externally, the development benefits from lift access at the front of the building and parking facilities for residents.

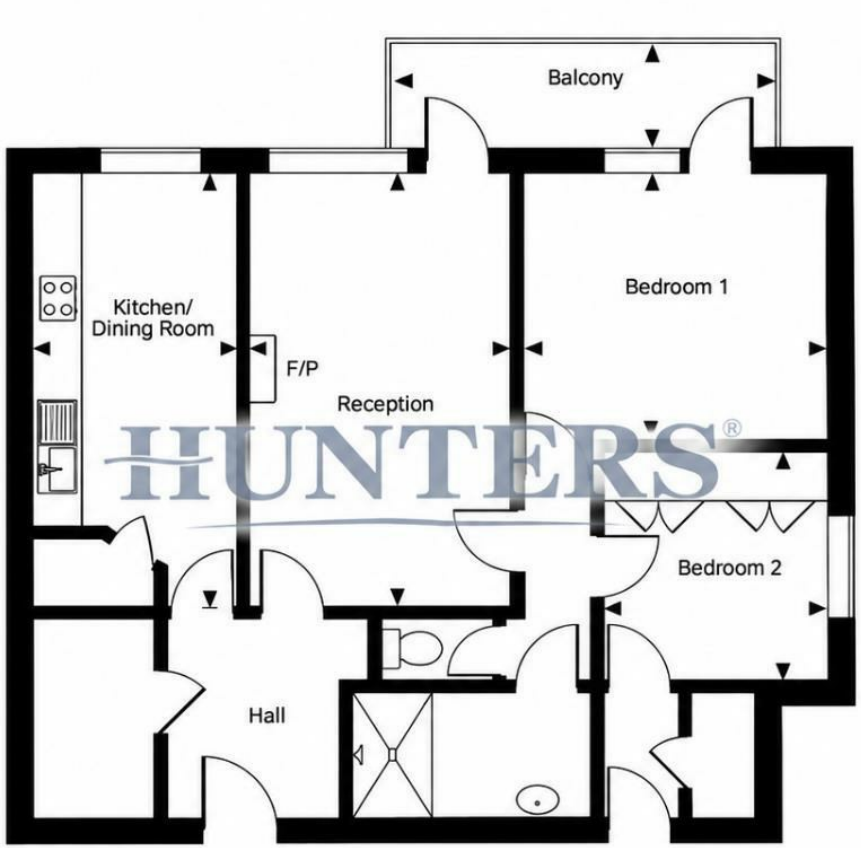
Perfectly positioned for convenience, the apartment is within easy reach of the town centre, a range of local amenities, bus routes and the train station, offering connections to surrounding towns and cities. The M1 motorway is also just a short drive away, making this an ideal choice for commuters.

An excellent opportunity for buyers seeking spacious apartment living, beautiful views and a convenient location.

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Albion House, Union Street, Barnsley

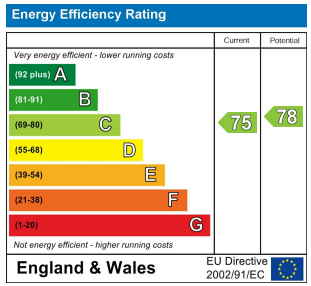


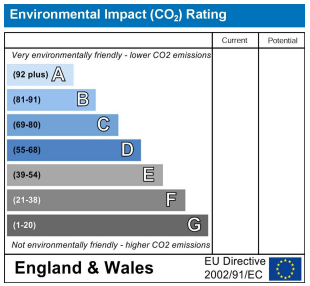
Fifth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Entrance Hall

Lounge
16'1" x 10'2"

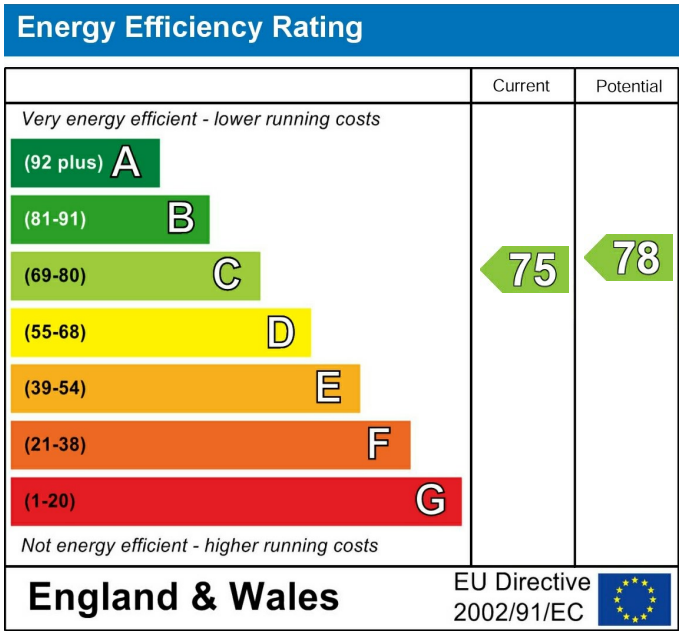
Kitchen/ Diner
16'7" x 7'2"

Bedroom 1
11'1" x 10'7"

Bedroom 2
10'1" x 8'9"

Family Bathroom/ Wet room

W/C



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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Lift