



PRICE GUIDE

**£104,950**

**Stanley Road**

Barnsley, S70 3PG

## PROPERTY SUMMARY

Perfect for first-time buyers looking to step onto the property ladder, this stylish two-bedroom terraced home on Stanley Road offers a fantastic combination of character, comfort, and convenience. Beautifully presented throughout, the property retains its traditional charm while benefiting from modern touches that make it ready to move straight into. The welcoming lounge provides a cosy space to relax, while the contemporary fitted kitchen is both practical and attractive, offering everything needed for modern-day living.

Upstairs, you'll find two well-proportioned bedrooms and a modern bathroom, providing comfortable accommodation for individuals, couples, or young families. Ideally located within walking distance of local shops, schools, cafés, and everyday amenities, the property is also well served by excellent transport links and bus routes, making commuting into Barnsley and surrounding areas simple and convenient. Offering an affordable opportunity to own a charming and well-presented home, this property is an ideal choice for first-time buyers seeking a ready-to-move-into property in a popular and accessible location. Early viewing is highly recommended

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1

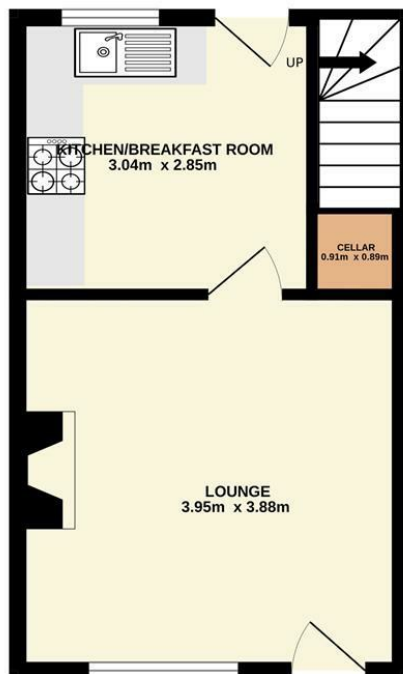


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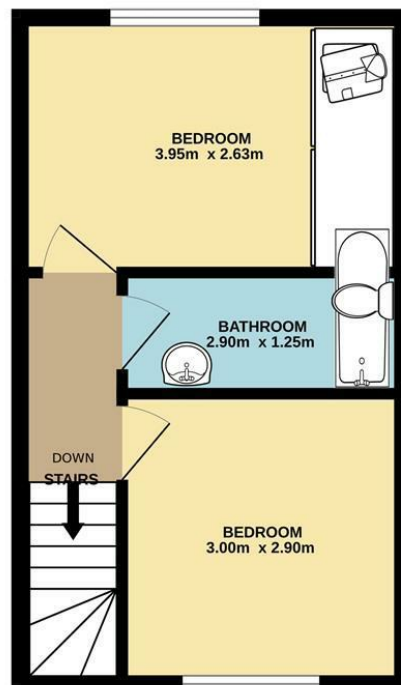




GROUND FLOOR  
26.0 sq.m. approx.



1ST FLOOR  
27.2 sq.m. approx.



TOTAL FLOOR AREA: 53.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

Barnsley MBC

## TENURE

Freehold

## EPC RATING

D

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 78        |
| (55-68) <b>D</b>                            | 61                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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