



## Cemetery Road, , Barnsley, S70 1XP

- Spacious end terraced home
- Perfect for first time buyers and investors
- Parking to the rear
- Three spacious bedrooms
- Rear courtyard

**Asking Price £120,000**

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Located on Cemetery Road in Barnsley, this charming three-bedroom end-terraced home presents an excellent opportunity for both first-time buyers and families alike. With no vendor chain, the property is ready for immediate occupancy, allowing for a smooth transition into your new abode.

Upon entering, you will be greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The generous layout provides ample space for furnishings and personal touches, creating a warm and inviting atmosphere.

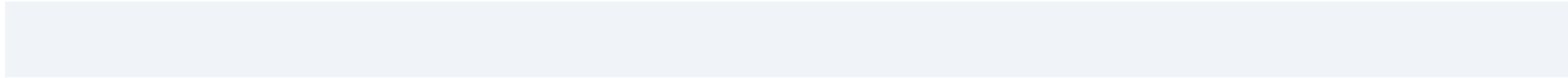
The property boasts a private rear courtyard, offering a delightful outdoor space for relaxation or al fresco dining. This secluded area is ideal for enjoying the fresh air, gardening, or simply unwinding after a long day.

Additionally, parking is conveniently available to the rear of the property, ensuring that you have easy access to your vehicle without the hassle of street parking.

This home is not only well-situated but also offers a blend of comfort and practicality, making it a wonderful choice for those seeking a new place to call home in Barnsley. Don't miss the chance to view this delightful property and envision the possibilities it holds for you and your family.



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Reception Room  
17'4" x 11'5"

Kitchen  
13'1" x 10'9"

Landing

Master Bedroom  
10'2" x 11'11"


Bedroom 2  
12'1" x 7'2"

Bedroom 3  
12'8" x 7'2"

Bathroom  
7'8" x 6'5"

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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 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.

### 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.



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