



## 33 Dearne Street, Darton

Guide Price £120,000

# 33 Dearne Street

Darton, Barnsley

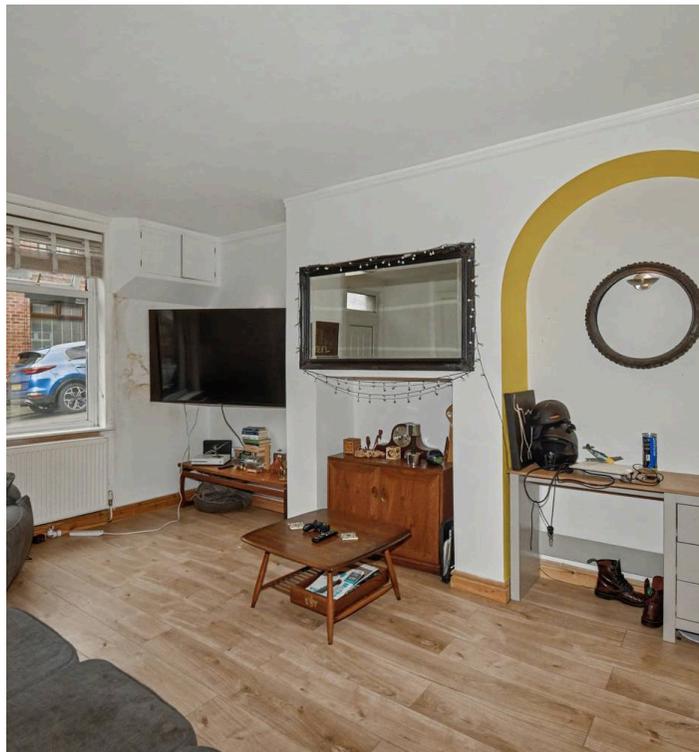
Council Tax band: A

Tenure: Freehold

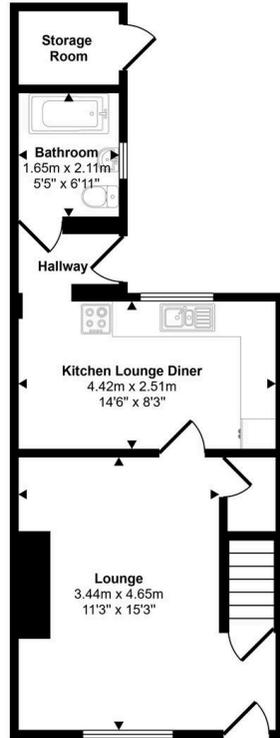
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

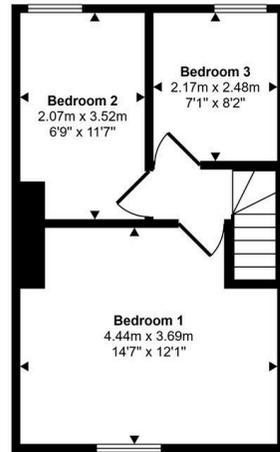
- Spacious living area with natural light
- Modern kitchen with integrated appliances
- Private enclosed garden
- Stylish modern bathroom with walk-in shower
- Double-glazed windows (energy efficient)
- Built-in and mirrored wardrobes
- Wooden flooring in living spaces
- Traditional brick facade
- Heated towel rail
- Ample storage throughout
- Tiled flooring for easy maintenance
- Modern three-piece bathroom suite



Approx Gross Internal Area  
74 sq m / 792 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 33 sq m / 351 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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