

# HUNTERS

HERE TO GET *you* THERE



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# Platform Way, Thurnscoe, Barnsley

## Offers In Excess Of £159,000



In the charming area of Thurnscoe, Barnsley, this delightful semi-detached house on Platform Way presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

With two generously sized double bedrooms, this home offers ample space for individuals or small families. The modern kitchen is a standout feature, equipped with integrated appliances such as a fridge freezer, dishwasher and washing machine. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the key highlights of this property is the private garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking is available, providing convenience and peace of mind.

The location is particularly advantageous, as it is close to a variety of local amenities, including schools, shops, and public transport links. This makes daily life more convenient and enhances the overall appeal of the property.

With no vendor chain, this home is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this semi-detached house on Platform Way is a wonderful choice that combines comfort, modern living, and a prime location.

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## KEY FEATURES

- NO VENDOR CHAIN
- TWO DOUBLE BEDROOMS
  - MODERN HOME
  - PRIVATE GARDEN
- OFF STREET PARKING

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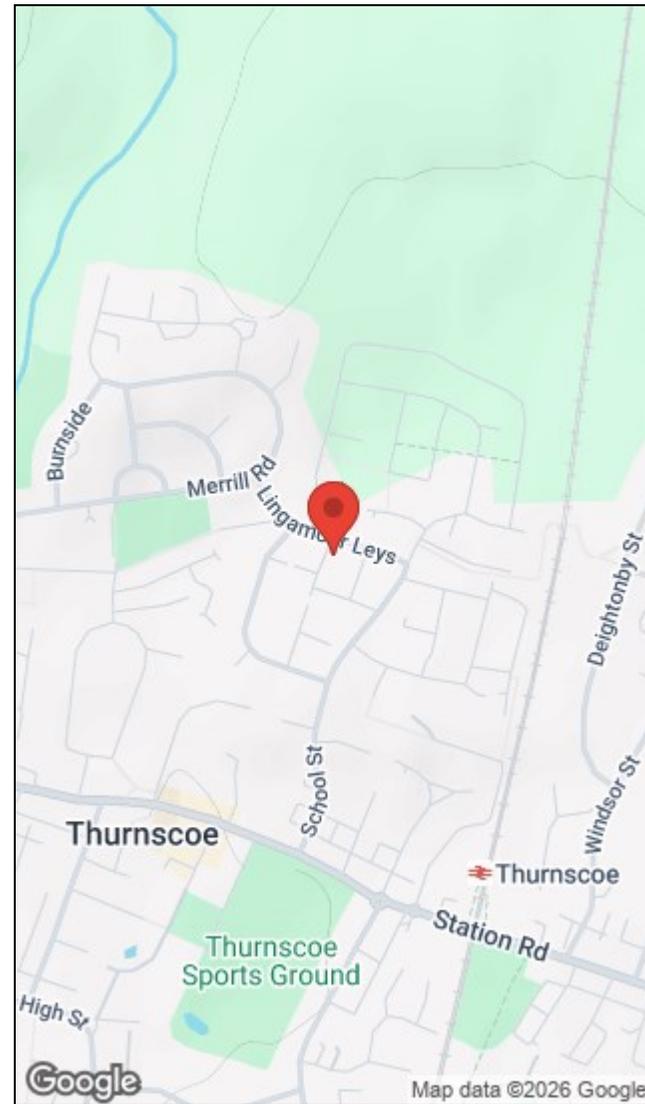
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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