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71 Park Grove, Park Grove, Barnsley, S70 1QB

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Asking Price £250,000

This delightful Victorian terraced house offers a perfect blend of character and modern living. With three generously sized bedrooms, this spacious property is ideal for families or those seeking extra room for guests or a home office.

The heart of the home is a welcoming living area that exudes warmth and charm, making it a perfect space for relaxation or entertaining. The property boasts a well-appointed bathroom, ensuring convenience for all residents.

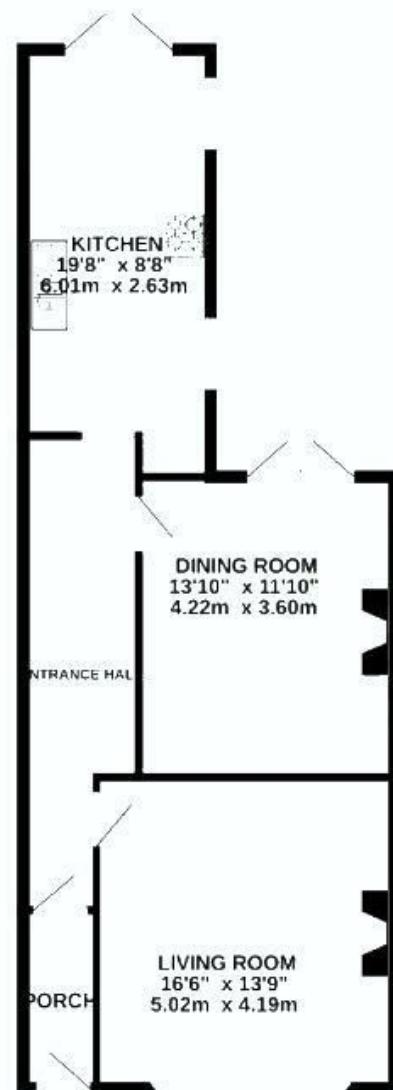
One of the standout features of this home is the private garden, providing a tranquil outdoor space for gardening enthusiasts or simply enjoying a quiet moment in the fresh air. The garden is an excellent extension of the living space, perfect for summer barbecues or a safe play area for children.

Situated close to the town centre, this property offers easy access to a variety of local amenities, including shops, cafes, and parks, making it an ideal location for those who appreciate the convenience of urban living while still enjoying the comforts of a residential neighbourhood.

This Victorian terraced house is not just a home; it is a lifestyle choice, combining spacious living with a prime location. Do not miss the opportunity to make this charming property your own.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Lounge

16'5" x 45'7"

This generously proportioned lounge offers a perfect blend of comfort and character. A large bay window floods the space with natural light, highlighting the room's refined crown molding and plush fitted carpets. At its heart, a charming fireplace creates a warm and inviting focal point—ideal for relaxing evenings or entertaining guests. The expansive layout allows for flexible furnishing options, making it both a practical and stylish living space.

Kitchen

19'8" x 8'7"

This stylish kitchen features crisp white cupboards that offer ample storage while complementing the pale green walls for a fresh, airy feel. Durable laminate flooring runs throughout, enhancing both practicality and style. Sleek spotlights provide bright, even lighting across the space, ideal for cooking and entertaining. A modern gas hob and integrated oven are seamlessly built in, making this a fully functional and visually appealing hub of the home.

Dining room

13'10" x 11'9"

This impressive dining room offers generous space for family meals and entertaining. A unique fireplace adds character and charm, while crown molding and sleek laminate flooring lend a touch of elegance. Glass double doors open directly onto the garden, seamlessly blending indoor and outdoor living and filling the room with natural light. A perfect setting for both everyday dining and special occasions.

Bedroom one

14'4" x 11'10"

This generous double bedroom combines comfort with style, featuring soft fitted carpets and calming blue-painted walls. A striking black fireplace adds a bold

focal point and a touch of period charm, while a large window allows natural light to pour in, creating a bright and welcoming atmosphere. With ample floor space and thoughtful design, this bedroom offers the ideal retreat for rest and relaxation.

Bedroom two

13'10" x 11'10"

This well-proportioned double bedroom features rich red-painted walls that add warmth and depth to the space. Like the main bedroom, it includes soft fitted carpets and a distinctive black fireplace that lends classic character. A smaller window brings in natural light while maintaining a cozy, private feel—making this room equally suited as a stylish bedroom, guest room, or home office.

Bedroom three

11'3" x 5'3"

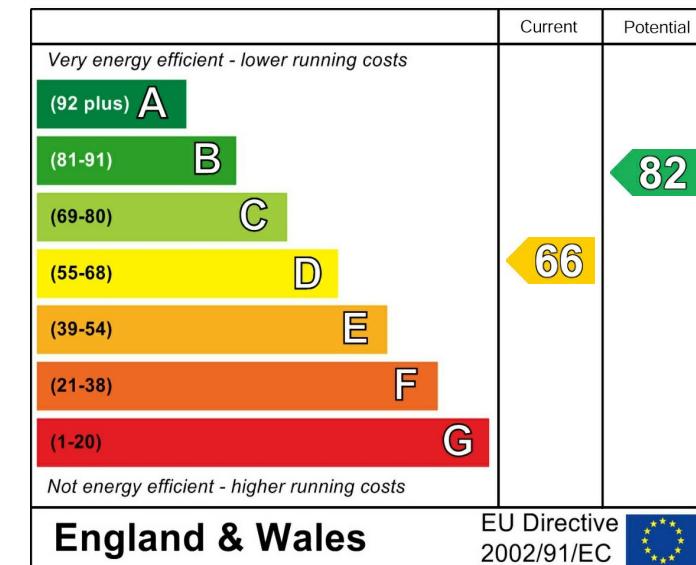
Currently used as a home office, this compact room offers a quiet and practical space with green-painted walls and soft fitted carpets for comfort underfoot. A small window provides natural light, while a wall-mounted radiator ensures year-round warmth. Whether used as a study, nursery, or additional bedroom, this adaptable space meets a variety of needs.

Bathroom

17'9" x 8'7"

This spacious, modern bathroom offers a luxurious retreat with high-end features and elegant design. A freestanding bath takes centre stage, perfect for unwinding in style, while a separate corner shower adds convenience and flexibility. The floating double sink provides a streamlined look with ample storage, all set against sleek tiled flooring and illuminated by recessed spotlights for a bright, spa-like atmosphere.

Energy Efficiency Rating



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.

