



22 Highfield Avenue, Barnsley, S71 3RX

£155,000

Welcome to this charming three-bedroom semi-detached home located on Highfield Avenue in Barnsley. This delightful property is perfect for families or those seeking a comfortable living space in a great neighbourhood.

As you enter the home, you are greeted by a welcoming entrance hall that leads into a bright and airy living room, ideal for relaxation and entertaining. The modern kitchen/diner is a standout feature, providing a stylish and functional space for cooking and dining with family and friends.

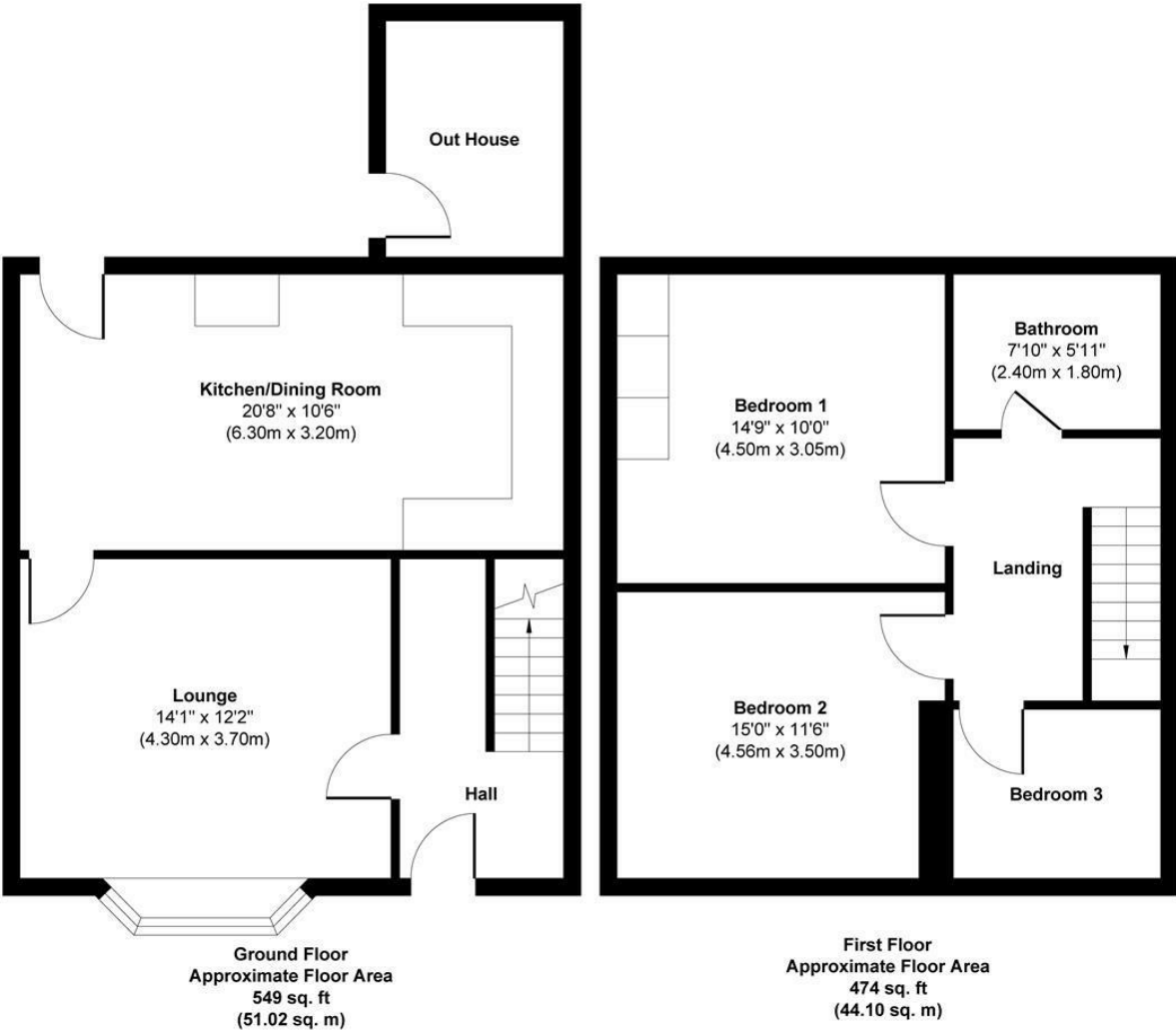
Upstairs, you will find three spacious bedrooms, each offering ample room for furnishings and personal touches. The family bathroom is conveniently located on this level, ensuring easy access for all.

Outside, the property boasts off-road parking on the driveway, providing convenience and security for your vehicles. The spacious back garden is a wonderful addition, offering a private outdoor space for children to play or for hosting summer gatherings. An outbuilding in the garden adds extra versatility, whether for storage or as a potential workshop.

This semi-detached home on Highfield Avenue is not just a property; it is a place where memories can be made. With its modern amenities and lovely outdoor space, it is an opportunity not to be missed. We invite you to come and see for yourself the potential this home has to offer.

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Highfield Avenue



Approx. Gross Internal Floor Area 1023 sq. ft / 95.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Living Room

14'1" x 12'1"

Kitchen/ Dining Room

20'8" x 10'5"

Bedroom1

14'9" x 10'0"

Bedroom 2

14'11" x 11'5"

Bedroom 3

7'10" x 5'10"

Family Bathroom

7'10" x 5'10"

Out House

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		
England & Wales	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. 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.









