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70 Rotherham Road, Great Houghton, Barnsley, S72 0DF

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Offers Over £160,000

Situated on Rotherham Road in the charming village of Great Houghton, Barnsley, this exquisite three-bedroom terrace house presents an exceptional opportunity for those seeking a modern and stylish home. Upon entering, you are welcomed by a delightful entrance porch that leads into a spacious living room, perfect for relaxation and entertaining.

The heart of this home is undoubtedly the stunning kitchen, which boasts integrated appliances, a wine fridge, and automatic LED lighting that adds a touch of elegance to the countertop. This high-spec kitchen is designed for both functionality and aesthetics, making it a joy to cook and gather with family and friends.

Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The modern family bathroom is tastefully designed, providing a serene space for unwinding after a long day.

The property is ready to move into, making it an ideal choice for first-time buyers or families looking for a hassle-free transition. Outside, the rear garden features a lovely seating area, providing a private oasis for outdoor enjoyment, whether it be for morning coffee or evening gatherings.

This home combines contemporary living with a welcoming atmosphere, all set in a desirable location. Do not miss the chance to make this remarkable property your own.

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# Rotherham Road



**Cellar**  
Approximate Floor Area  
159 sq. ft  
(14.82 sq. m)

**Ground Floor**  
Approximate Floor Area  
406 sq. ft  
(37.76 sq. m)

**First Floor**  
Approximate Floor Area  
386 sq. ft  
(35.88 sq. m)

**Attic**  
Approximate Floor Area  
117 sq. ft  
(10.80 sq. m)

**Approx. Gross Internal Floor Area 1068 sq. ft / 99.26 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) <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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Entrance porch

### Lounge

12'9" x 12'5"

### Kitchen

14'5" x 11'1"

### Bedroom 1

12'5" x 12'1"

### Bedroom 2

13'9" x 6'10"


### Attic bedroom

13'1" x 11'9"

### Bathroom

6'6" x 5'10"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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. 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.





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