

# HUNTERS®

HERE TO GET *you* THERE



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172 St. Pauls Parade, Barnsley, S71 5BU

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£220,000

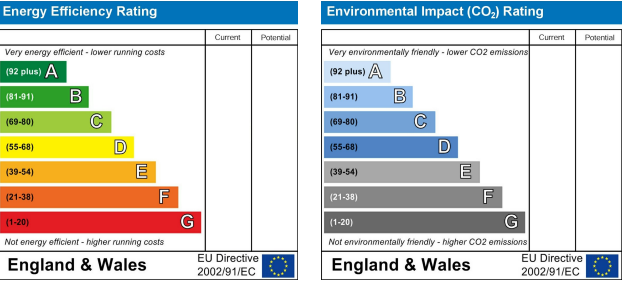
In the desirable area of St. Pauls Parade, Barnsley, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a modern design, featuring an inviting open plan lounge and dining room that seamlessly flows into a delightful conservatory, perfect for enjoying the natural light and garden views.

With three well-proportioned bedrooms, this home offers ample space for relaxation and personalisation. The bathroom is conveniently located to serve the needs of the household. Additionally, the property benefits from off-street parking, accommodating multiple vehicles, which is a significant advantage in this bustling area.

The large private garden is a standout feature, providing a tranquil outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying summer barbecues with family and friends.

Situated close to local schools, shops, and all essential amenities, this property is ideally located for those seeking convenience and community. Whether you are looking to settle down or invest, this home offers a perfect blend of comfort and practicality. Do not miss the chance to make this lovely house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
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Entrance hall

Lounge/ dining room

9'10" x 26'2"

Kitchen

11'5" x 9'6"

Conservatory

9'6" x 16'4"

Landing

Family bathroom

8'2" x 7'2"

Bedroom one

16'4" x 11'1"


Bedroom two

11'5" x 10'9"

Bedroom three

9'10" x 6'6"

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<br>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.







