



PRICE GUIDE

£115,000

Bridge Street

Darton, Barnsley, S75 5HJ

PROPERTY SUMMARY

Situated on Bridge Street in the ever-popular village of Darton, this fully refurbished terraced home offers spacious and versatile accommodation arranged over three floors. The property combines modern finishes with a welcoming atmosphere throughout, featuring a generous lounge that is perfect for relaxing or entertaining. The layout includes a well-proportioned main bedroom, whilst the second bedroom occupies the attic floor, creating a versatile and characterful space that could be used as a bedroom, guest room or home office. A new and large bathroom completes the accommodation.

To the rear, the private garden provides a pleasant outdoor retreat, ideal for enjoying the warmer months, gardening, or spending time with family and friends. Useful external storage buildings add further practicality. Conveniently located close to local amenities, schools and transport links, the property is well placed for commuters and those looking to enjoy village life with easy access to Barnsley and beyond. Whether you're a first-time buyer, looking to downsize, or searching for an investment opportunity, this attractive home offers comfortable living in a sought-after location and is sure to generate strong interest.

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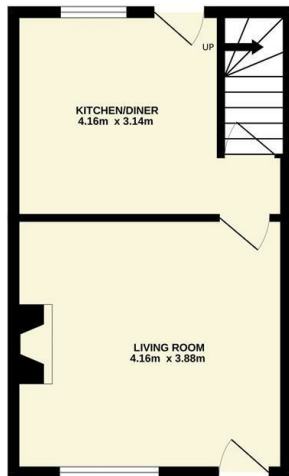


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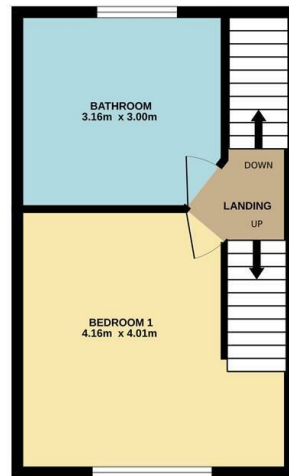




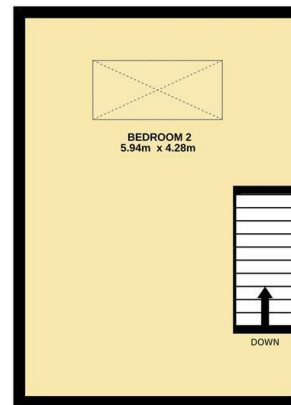
GROUND FLOOR
28.6 sq.m. approx.



1ST FLOOR
29.2 sq.m. approx.



2ND FLOOR
25.5 sq.m. approx.



TOTAL FLOOR AREA: 83.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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