



PRICE GUIDE

£89,950

Burton Avenue

Monk Bretton, Barnsley, S71 2PD

PROPERTY SUMMARY

Situated on the popular Burton Avenue in Monk Bretton, this well presented two-bedroom apartment offers modern living in a convenient residential location. Perfectly suited to first-time buyers, investors, professionals, or those looking to downsize, the property combines stylish interiors with practical living space. Extending to approximately 505 sq. ft., the apartment features a bright and welcoming lounge, providing the ideal space to relax or entertain guests. The two well-proportioned bedrooms offer comfortable accommodation, while the modern kitchen and bathroom are thoughtfully designed to meet the needs of contemporary living.

The property benefits from spacious rooms throughout and is presented in a well-maintained condition, ready for a new owner to move straight in and make it their own. Externally, there is allocated parking for one vehicle, adding further convenience. A particular advantage of this property is its low service charges, making it an attractive and affordable option for homeowners and investors alike. Ideally positioned within easy reach of local shops, schools, and amenities, Monk Bretton offers a friendly community atmosphere whilst remaining well connected to Barnsley town centre and the wider road network. Early viewing is highly recommended to appreciate everything this fantastic apartment has to offer.

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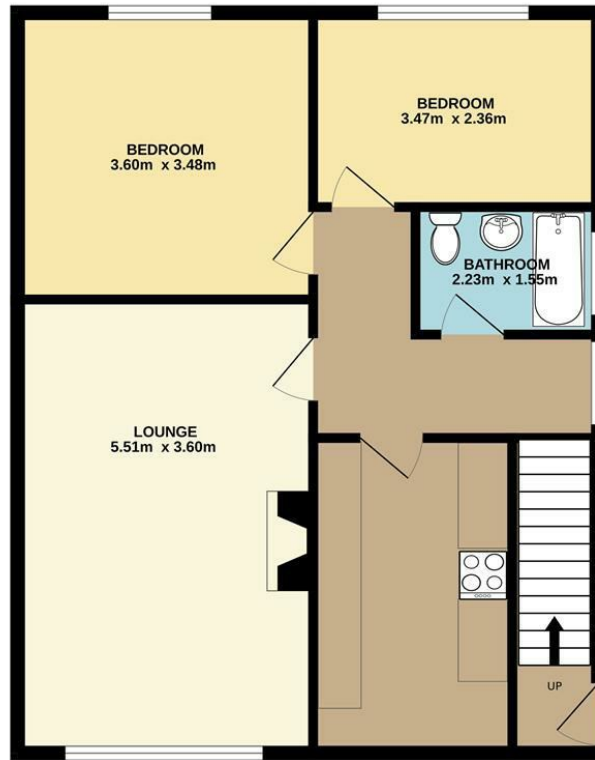


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GROUND FLOOR
63.0 sq.m. approx.



TOTAL FLOOR AREA: 63.0 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

BMBC

TENURE

Leasehold

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	62	65
(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



OFFICE ADDRESS

208 Barnsley Road
Cudworth
Barnsley
S72 8UJ

OFFICE DETAILS

01226 771333
property@psbarnsley.co.uk
<https://www.psbarnsley.co.uk/>