

**HUNTERS®**

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84 Highstone Avenue, Barnsley, S70 4LF

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£175,000

- NO VENDOR CHAIN

On the desirable Highstone Avenue in Barnsley, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three spacious bedrooms, this property offers ample room for comfortable living. The well-appointed reception room provides a welcoming space for relaxation and entertaining guests.

The heart of the home is undoubtedly the modern high-spec kitchen, which is designed to meet the needs of contemporary living. With its sleek finishes and ample storage, it is perfect for those who enjoy cooking and hosting. Adjacent to the kitchen, the delightful conservatory allows for an abundance of natural light, creating a serene space to unwind or enjoy family meals.

The property features large rooms throughout, ensuring that every member of the household has their own space to thrive. The large private garden is a standout feature, offering a tranquil outdoor retreat for gardening, play, or simply enjoying the fresh air. Another one of the standout features of this home is the driveway, which offers convenient off-street parking. Additionally, the potential to easily add gates enhances both security and privacy, making it an ideal choice for those with children or pets.

Conveniently located, this home is close to local shops and schools, making it an ideal choice for families. Additionally, it is just a short drive to the motorway, providing easy access to surrounding areas and beyond.

In summary, this semi-detached house on Highstone Avenue is a perfect blend of modern living and comfort, set in a location that caters to all your needs. Do not miss the chance to make this lovely property your new home.

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

**Entrance hall****Reception Room**

11'3" x 18'0"

**Kitchen**

8'10" x 11'5"

**Pantry****Conservatory**

9'10" x 11'9"

**Landing****Bathroom**

5'10" x 4'11"

**Master Bedroom**

8'6" x 12'0"

**Bedroom 2**

7'3" x 11'11"

**Bedroom 3**

8'0" x 6'2"

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<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.









