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42 Barnsley Road, Darton, Barnsley, S75 5NN

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£185,000

- NO ONWARDS VENDOR CHAIN

On Barnsley Road in the charming area of Darton, Barnsley, this delightful semi-detached house presents an excellent opportunity for both families and professionals alike. With no onward vendor chain, this property is ready for you to make it your own without delay.

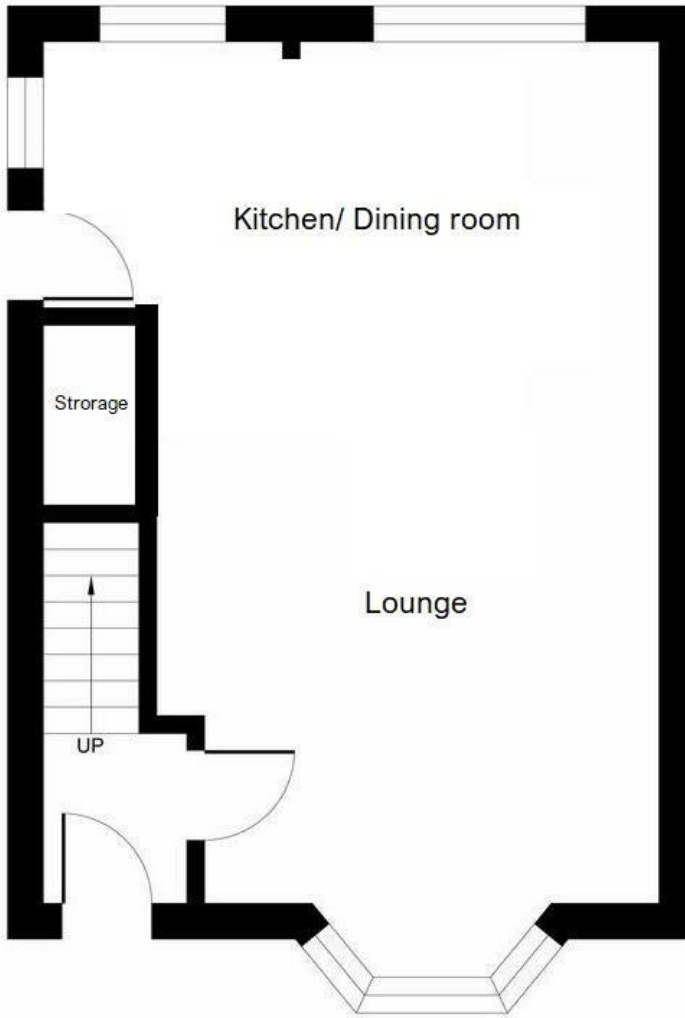
The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in. The modern open plan lounge, kitchen, and dining area create a spacious and airy atmosphere, ideal for family gatherings or casual dining. The well-appointed kitchen is designed for both functionality and style, making it a joy to cook and entertain.

This property features three comfortable bedrooms, providing ample space for family members or guests. The single bathroom is conveniently located, ensuring ease of access for all.

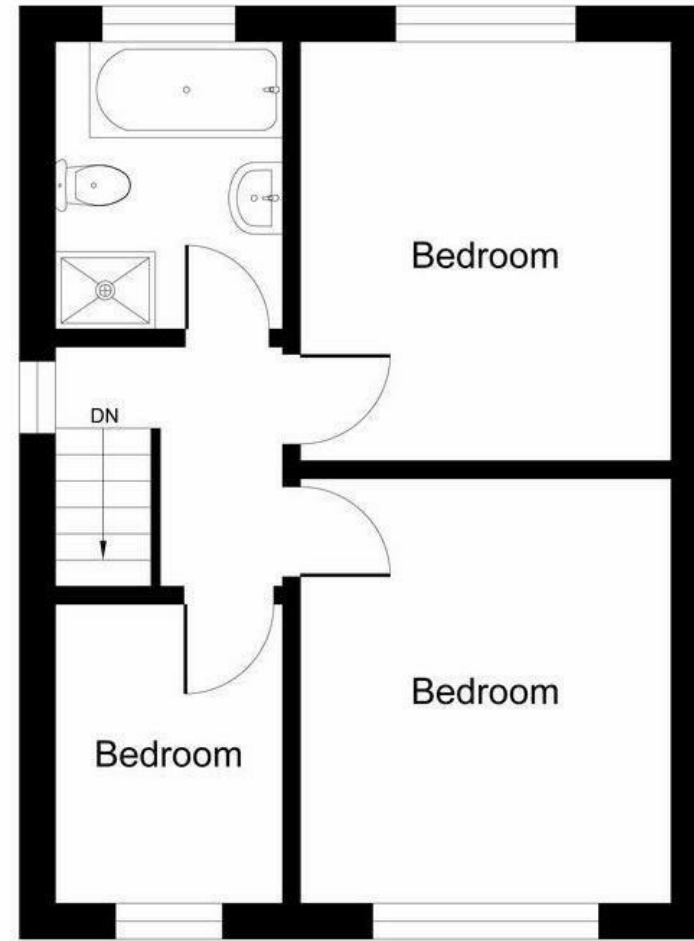
Off-street parking is available, a valuable asset in this bustling area, allowing for hassle-free parking. The location is particularly advantageous, with a variety of pubs, shops, and essential amenities just a stone's throw away. For those who commute, the nearby motorway and public transport options, including a train station within walking distance, make travel to surrounding areas straightforward and convenient.

In summary, this semi-detached house on Barnsley Road offers a perfect blend of modern living and accessibility, making it an ideal choice for anyone looking to settle in a vibrant community. Don't miss the chance to view this lovely property and envision your future here.

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**Ground Floor**



**First Floor**

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 hall**

**Kitchen/ Diner/ Lounge**

27'6" x 17'4"

**Landing**

**Family bathroom**

**Bedroom one**

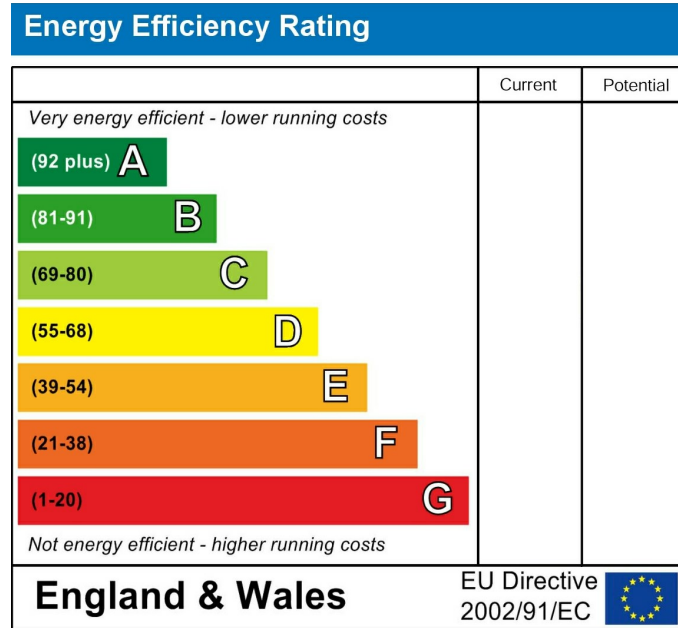
12'5" x 9'10"

**Bedroom two**

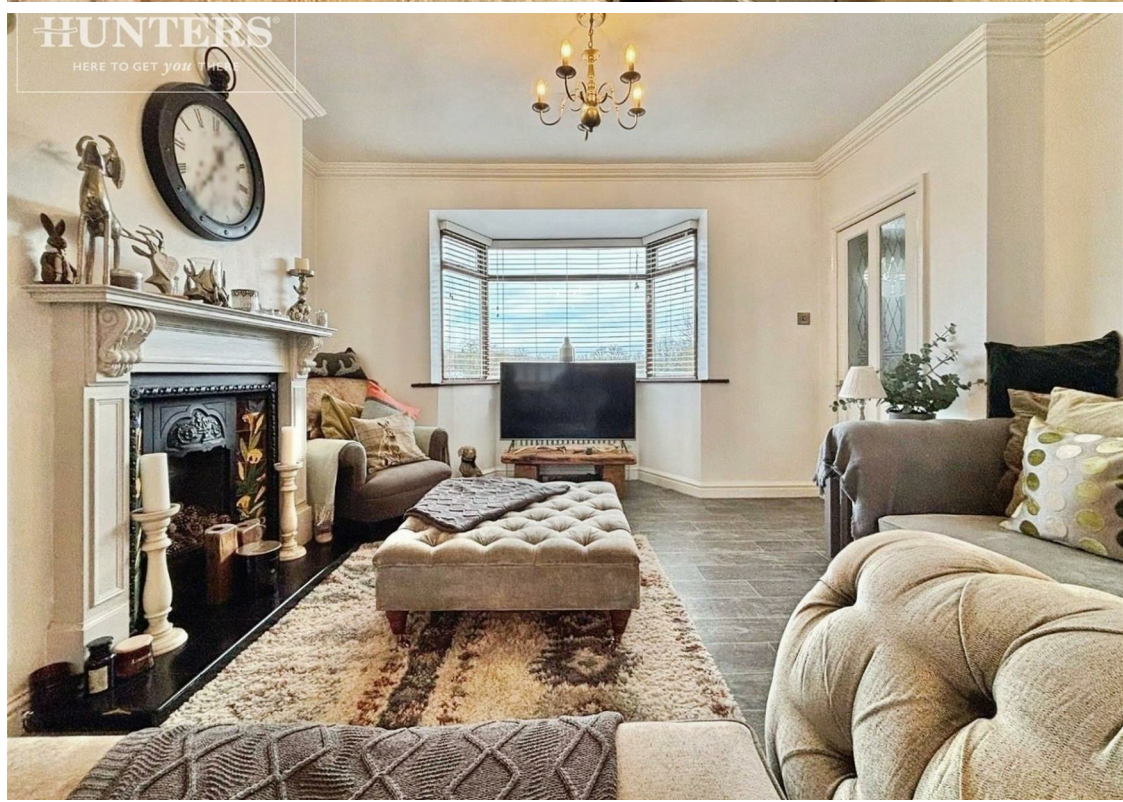
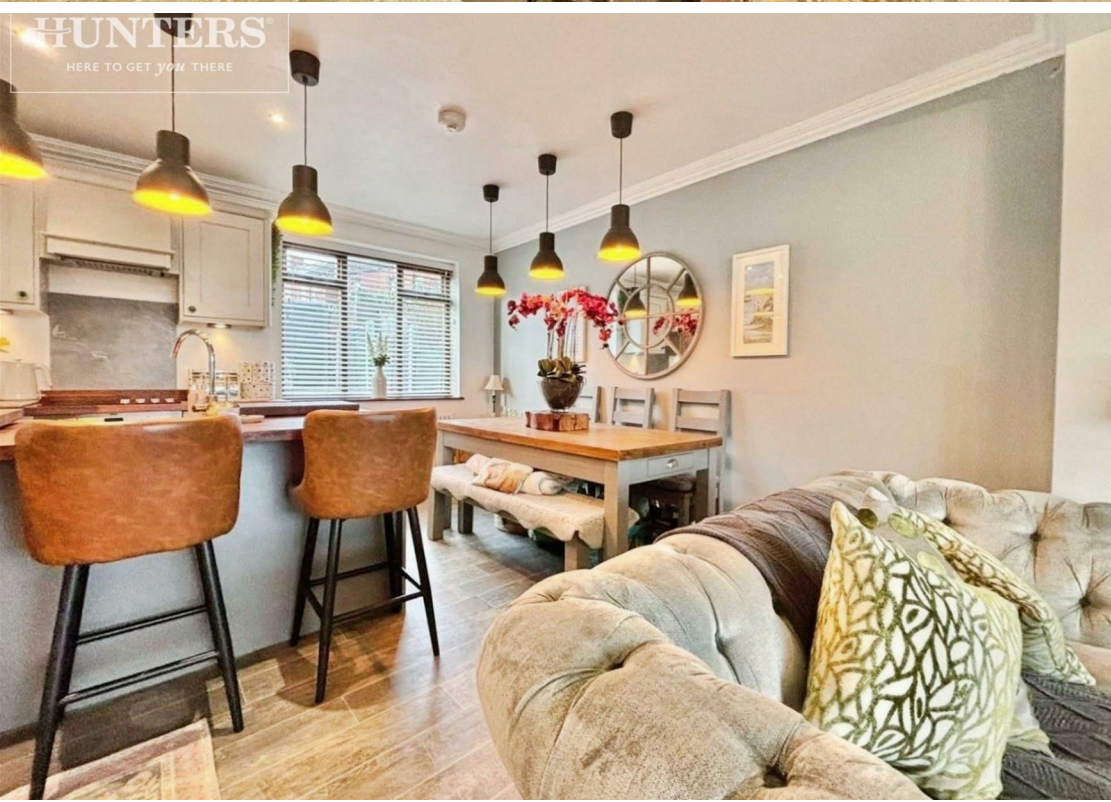
12'5" x 9'10"

**Bedroom three**

8'6" x 6'2"



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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