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90 Dearne Hall Road, Barnsley, S75 1LX

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Guide Price £220,000

\*\*GUIDE PRICE OF £220,000 - £230,000\*\*

On Dearne Hall Road in the charming town of Barnsley, South Yorkshire, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is ideal for those looking to settle in a welcoming community.

Upon entering, you are greeted by a large reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The generous space allows for versatile furniture arrangements, ensuring that you can create a warm and inviting atmosphere.

The property features a well-appointed bathroom, catering to the needs of a busy family. The layout is designed for practicality and ease of living, making it a wonderful choice for both first-time buyers and those looking to upsize.

One of the standout features of this home is the expansive garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Additionally, off-street parking is available, offering convenience and peace of mind.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal base for family life. With its combination of space, comfort, and a lovely garden, this three-bedroom semi-detached house on Dearne Hall Road is a must-see for anyone looking to make a new home in Barnsley.

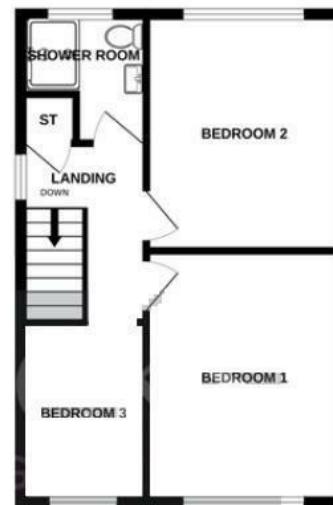
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GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86
(81-91) B	67
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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

**Lounge & diner**

24'6" x 8'2"

**Kitchen** 3.23m x 1.99m**Conservatory**

14'7" x 8'1"

**Bedroom 1**

9'3" x 13'1"

**Bedroom 2**

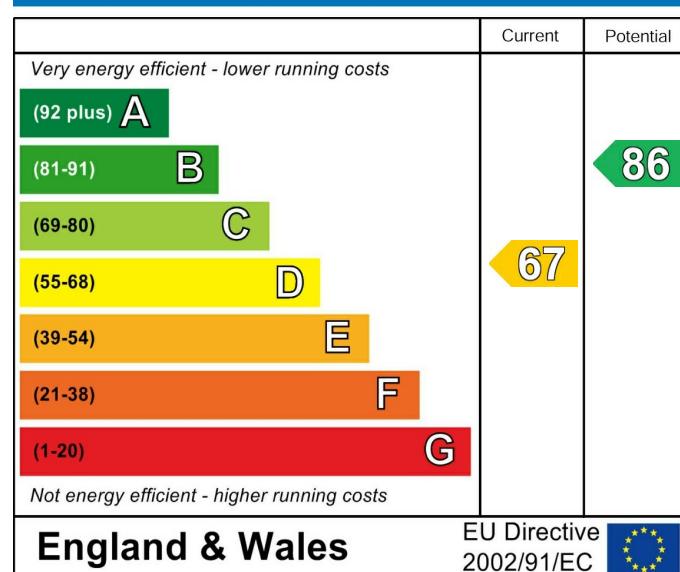
11'4" x 8'5"

**Bedroom 3**

8'11" x 5'10"

**Bathroom**

7'1" x 5'9"

**Energy Efficiency Rating**

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.





