



OFFERS IN THE REGION OF

**£235,000**

**St. Pauls Parade**

Ardley, S71 5BU

## PROPERTY SUMMARY

Situated in the popular area of Ardsley, this well-maintained three-bedroom semi-detached property offers the perfect balance of countryside surroundings and everyday convenience, with scenic walks close by and easy access to schools, retail parks, public transport links and Barnsley town centre.

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**LOCAL AUTHORITY**

BMBC

**TENURE**

Freehold

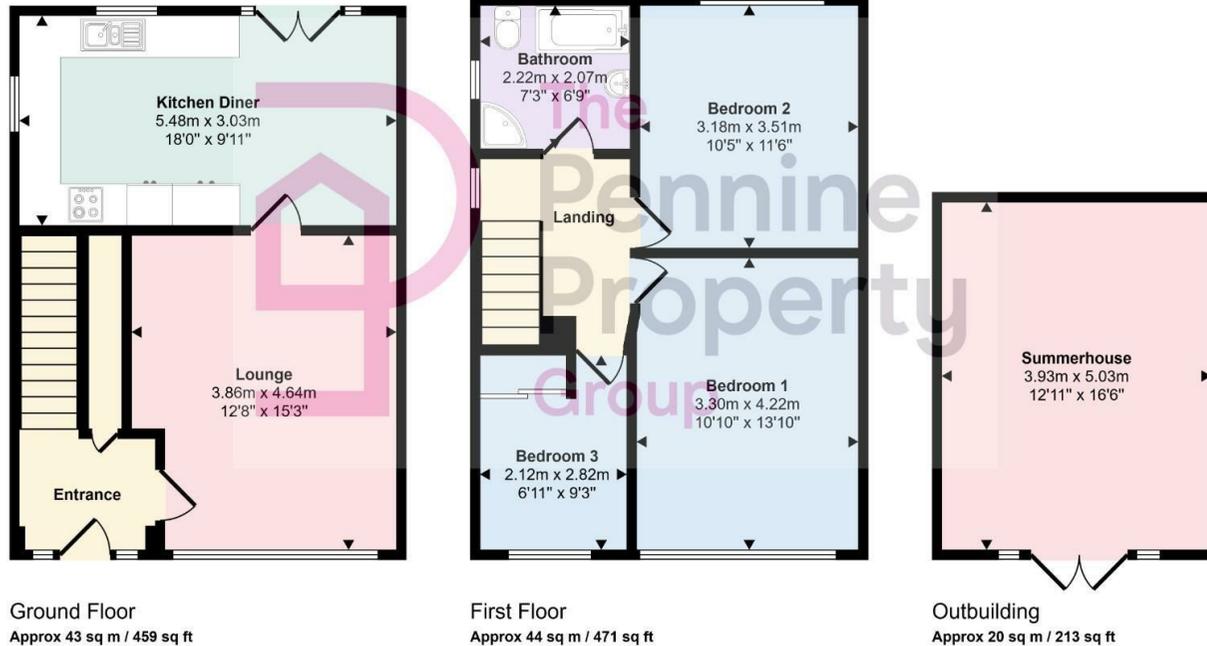
**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Approx Gross Internal Area  
106 sq m / 1143 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	69	71
	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**

12 St Marys Street  
Penistone  
Sheffield  
South Yorkshire  
S36 6DT

**OFFICE DETAILS**

01226 766755  
info@pennineproperty.co.uk