

HUNTERS[®]

HERE TO GET *you* THERE



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47 Darton Street, Barnsley, S70 3PN

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£220,000

On Darton Street in Barnsley, this charming detached bungalow offers a delightful blend of comfort and convenience. Set on a large private plot, the property boasts an inviting entrance hall that leads to a spacious living room, perfect for relaxation and entertaining. The bright conservatory adds a touch of elegance, allowing natural light to flood the space and providing a lovely view of the rear garden.

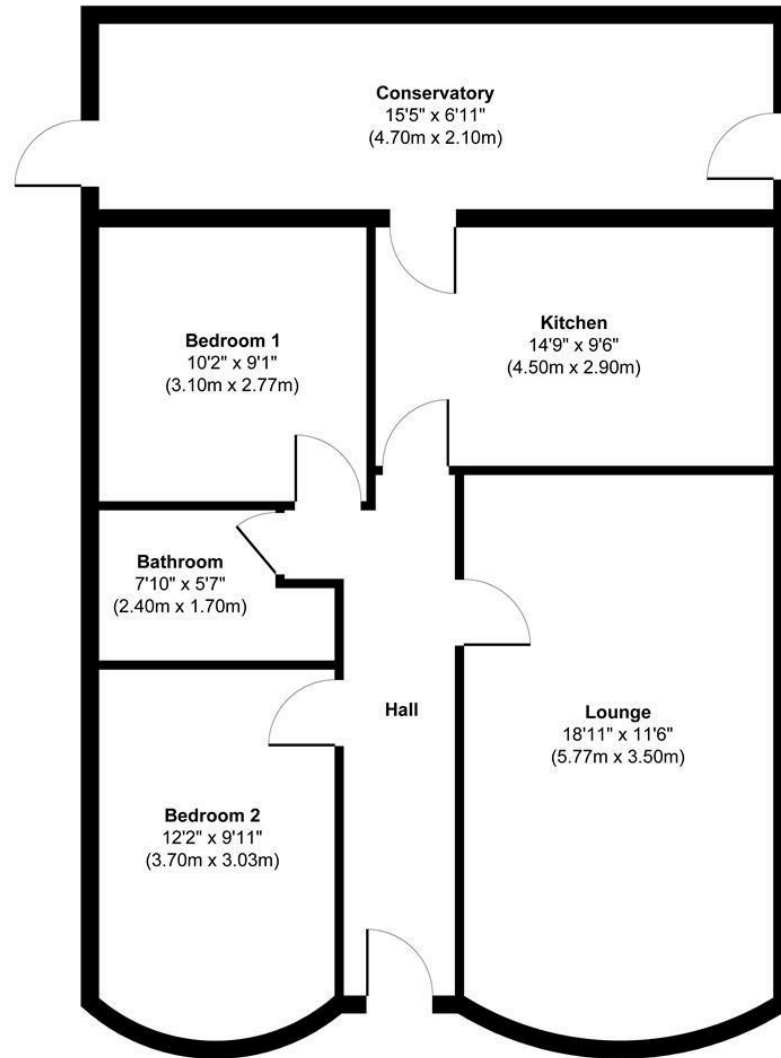
This bungalow features two generously sized double bedrooms, ensuring ample space for rest and privacy. The family bathroom is well-appointed, catering to all your needs. Outside, the rear garden presents a tranquil retreat, ideal for enjoying sunny days or hosting gatherings with family and friends. Additionally, the property benefits from ample off-road parking, making it easy for you and your guests to come and go.

Situated in a great location, this home is conveniently close to local amenities, ensuring that everything you need is just a short distance away. The property also sits close to transport links and local schools, offering a sense of community and local charm.

This delightful bungalow is perfect for those seeking a peaceful yet accessible lifestyle in Barnsley. Don't miss the opportunity to make this lovely property your new home.

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Darton Street



Floor Plan

Approx. Gross Internal Floor Area 925 sq. ft / 86.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

| Energy Efficiency 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 | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| EU Directive 2002/91/EC | | |

Entrance Hall

Lounge

18'11" x 11'5"

Kitchen

14'9" x 9'6"

Conservatory

15'5" x 6'10"

Bedroom 1

10'2" x 9'1"


Bedroom 2

12'1" x 9'11"

Family Bathroom

7'10" x 5'6"

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.







