

# HUNTERS<sup>®</sup>

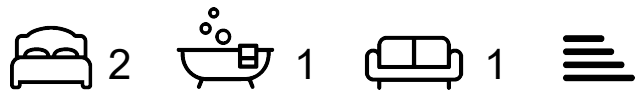
HERE TO GET *you* THERE



## Derwent Road

Barnsley, S71 3QT

£750 Per Month



Welcome to this charming end-terrace house located on Derwent Road in Barnsley, now available to let. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter, you are greeted by a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house also boasts a lovely conservatory, which provides an abundance of natural light and serves as a wonderful space to enjoy your morning coffee or unwind with a good book.

The private garden is a standout feature of this property, offering a tranquil outdoor space for gardening, barbecues, or simply enjoying the fresh air. It is an excellent area for children to play or for hosting gatherings with friends and family.

The bathroom is well-appointed, ensuring comfort and convenience for all residents. With its practical layout and inviting atmosphere, this end-terrace house is a fantastic opportunity for those looking to settle in a



Entrance hall

Lounge/ dining room 21'11" x 11'5" (6.7m x 3.5m)

Kitchen 10'5" x 8'10" (3.2m x 2.7m)

Conservatory 14'1" x 7'10" (4.3m x 2.4m )

Office 8'2" x 7'6" (2.5m x 2.3m)

Shower room 6'2" x 5'6" (1.9m x 1.7m )

Landing

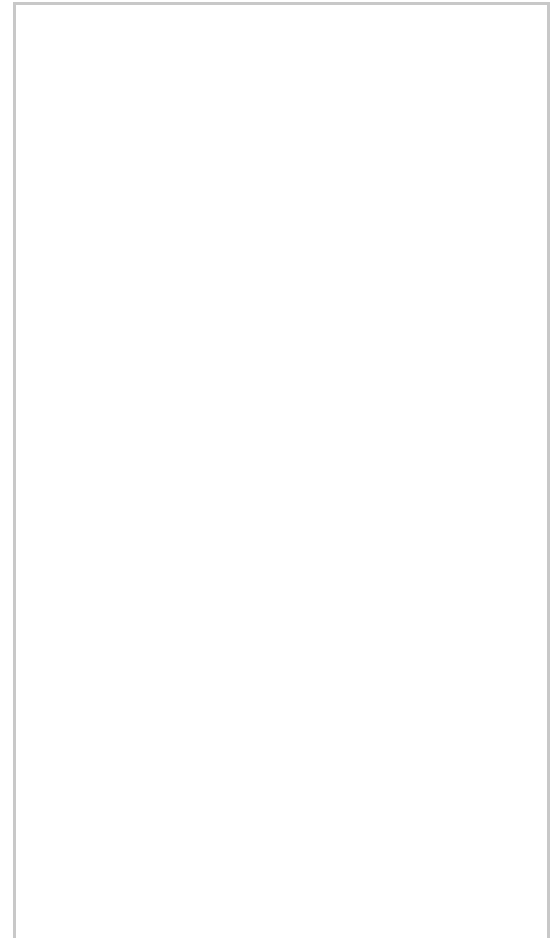
Bedroom one 15'5" x 9'6" (4.7m x 2.9m )

Bedroom two 11'5" x 10'2" (3.5m x 3.1m)

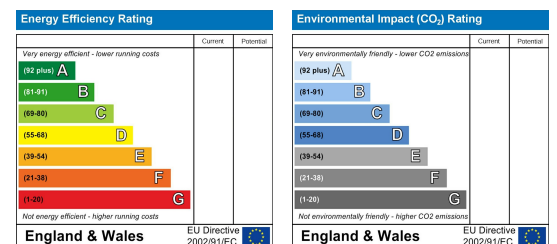
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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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