



## Sheffield Road, Barnsley

Sheffield Road in Barnsley, this modern two-bedroom apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. Available to let immediately, this property boasts two spacious double bedrooms, ensuring ample room for relaxation and rest. Free wifi is included with the apartment.

The apartment features two well-appointed bathrooms, providing added convenience for residents and guests alike. The design is contemporary, offering a stylish and inviting atmosphere that is sure to appeal to a variety of tenants.

**£695 Per Month**

**Council Tax:**

**HUNTERS®**  
**EXCLUSIVE**

# Sheffield Road, Barnsley

## DESCRIPTION

Entrance hall

Lounge

12'9" x 10'5"

Kitchen

12'9" x 8'2"

Bedroom one

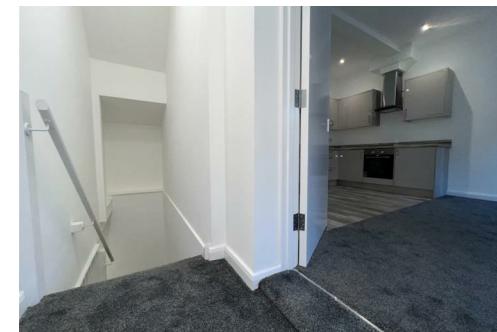
13'1" x 10'9"

En suite

Bedroom two

18'8" x 11'5"

Bathroom





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

**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.

01226 447155

1-3 Church Street, Barnsley, S70 2AB

[barnsley@hunters.com](mailto:barnsley@hunters.com)