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49 Valley Grove, Lundwood, Barnsley, S71 5LJ

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## Offers In Excess Of £90,000

Welcome to this charming top floor apartment located in the desirable area of Valley Grove, Lundwood, Barnsley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those seeking a low-maintenance lifestyle.

Upon entering the apartment, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-designed layout features two generously sized double bedrooms, ensuring ample space for rest and relaxation. The bathroom is conveniently located, offering modern amenities to cater to your daily needs.

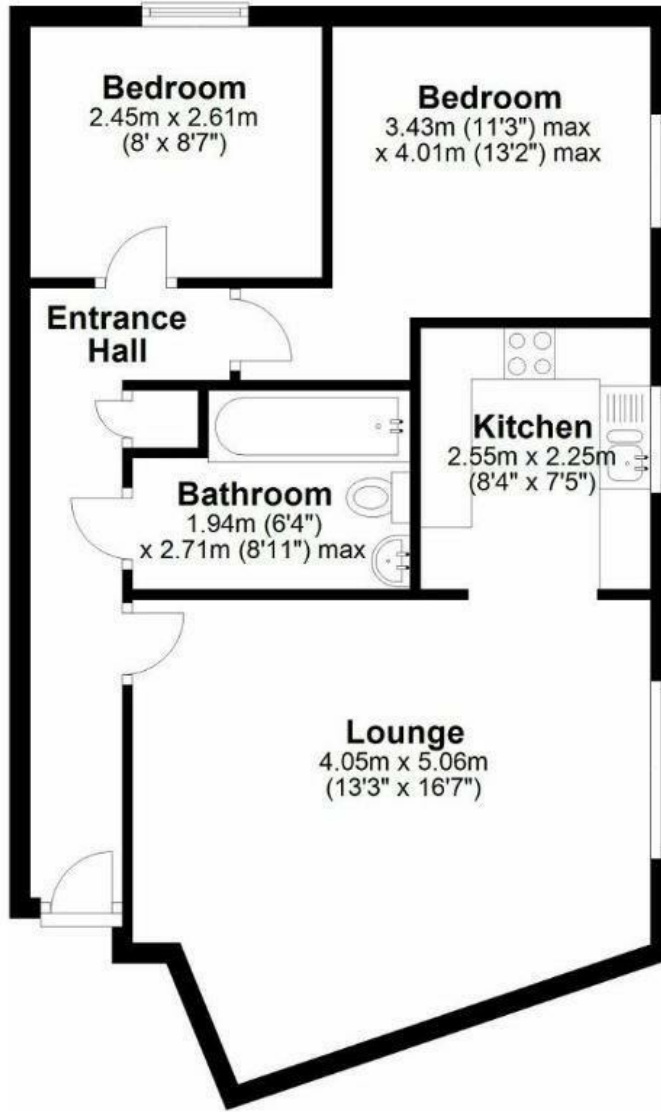
One of the standout features of this apartment is the allocated parking, providing you with the peace of mind that your vehicle is secure and easily accessible. The building itself boasts a secure key pad entry system, enhancing your sense of safety and privacy.

Situated in a quiet and friendly neighbourhood, this property is well-connected to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and convenience.

In summary, this top floor apartment in Valley Grove presents a wonderful opportunity to enjoy comfortable living in a sought-after location. With its appealing features and secure environment, it is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.

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# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Entrance hall**

**Lounge/ diner**

16'4" x 17'0"

**Kitchen**


8'2" x 6'6"

**Bedroom one**

11'5" x 11'5"

**Bedroom two**

8'6" x 8'6"

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>	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.









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