

HUNTERS[®]

HERE TO GET *you* THERE



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10 Library Park, Barnsley, S70 6FD

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Asking Price £240,000

Located in the charming area of Library Park, Barnsley, this beautifully presented semi-detached home offers a perfect blend of comfort and style. Upon entering, you are welcomed into a large reception room that provides an inviting space for relaxation and entertainment. The open kitchen diner is a standout feature, ideal for family gatherings and casual dining, creating a warm and sociable atmosphere.

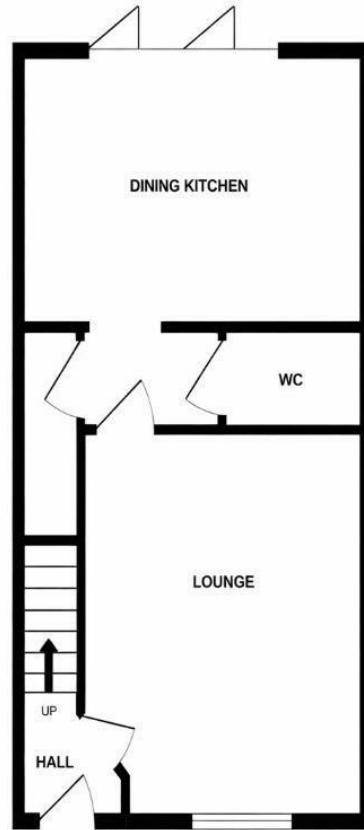
The property boasts three spacious bedrooms, each designed to provide a peaceful retreat for rest and relaxation. The well-appointed bathroom caters to the needs of the household, ensuring convenience and comfort.

Outside, the private rear garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a driveway that accommodates two cars, providing ample parking space.

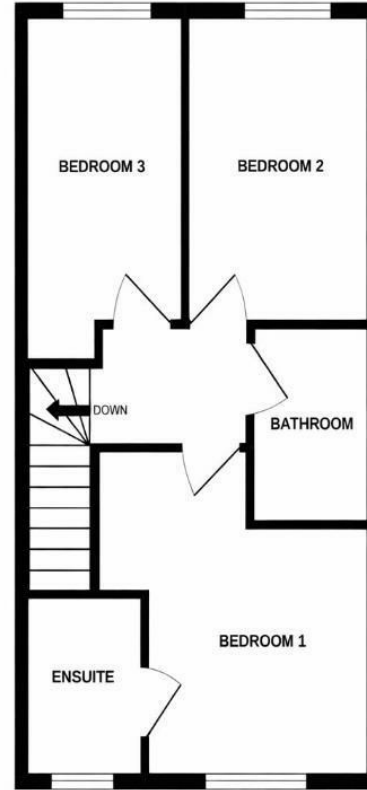
This semi-detached house is not only well-presented but also perfectly situated in a desirable location, making it an excellent choice for families or anyone seeking a comfortable home in Barnsley. With its appealing features and inviting atmosphere, this property is sure to impress.

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GROUND FLOOR



1ST FLOOR



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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

Entrance

W/C

Lounge

12'9" x 11'5"

Dining Kitchen

15'5" x 13'5"

Landing

Master Bedroom and En Suite

9'10" x 10'4"

Bedroom Two


11'10" x 8'8"

Bedroom Three

6'6" x 11'6"

Bathroom

6'9" x 5'4"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
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(81-91) B		
(69-80) C		
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(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.

