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18 Briggs Street, Carlton, Barnsley, S71 3JP

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Asking Price £100,000

Situated in the popular residential area of Carlton, this two-bedroom terraced property offers a fantastic opportunity for first-time buyers or investors. Offered with no vendor chain and freehold ownership, the home is move-in ready and conveniently located near local schools and amenities.

Upon entering, you're welcomed into a warm and inviting porch which leads into the lounge. This living space features fitted carpets, a fireplace, a wall-mounted radiator and a front-facing window that fills the room with natural light.

The kitchen is bright and functional, fitted with blue cupboards, a tiled splash back, a gas hob, and a window above the sink that overlooks the rear garden. It's a practical space with plenty of character, ideal for everyday use.

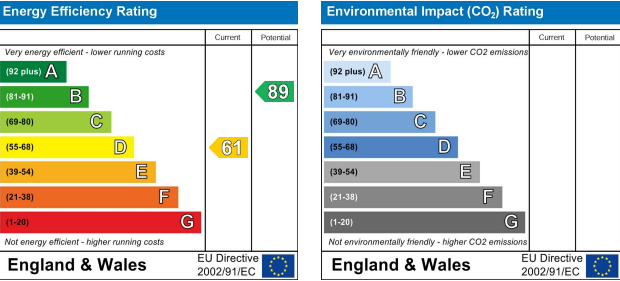
Upstairs, the main bedroom is a spacious double with laminate flooring and a bold wallpapered feature wall, offering a comfortable place to unwind. The second bedroom is carpeted and includes a wall-mounted radiator, window, and a fitted storage cupboard—perfect as a guest room, office, or child's bedroom.

The bathroom is clean and contemporary, with laminate flooring, tiled walls, a shower, a radiator, and a small window for natural light and ventilation.

To the rear of the property, you'll find a small, fenced garden—ideal for those looking for a manageable outdoor space.

Additional benefits include EPC rating D, Council Tax Band A, and access to an elevator. With its practical layout, desirable location, and no vendor chain, this property is a must-see.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Front porch

The property features a covered front porch, offering a sheltered entryway and a practical space for storing shoes, coats, or parcels. It adds a welcoming touch to the home’s exterior and provides extra protection from the elements.

Lounge

11'8" x 12'0"

The lounge, just inside the front door, features fitted carpets, a fireplace, and a wall-mounted radiator. Natural light fills the room through the window.

Kitchen

7'4" x 9'4"

The kitchen features blue cupboards, a tiled back splash, a gas hob, and a window above the sink that lets in natural light.

Dining room

9'8" x 11'1"

The dining room features a cozy fireplace, soft fitted carpets, and a platform lift for easy accessibility, blending comfort and functionality.

Bedroom one

11'1" x 9'8"

The first bedroom is a spacious double with laminate flooring and a wallpapered feature wall.

Bedroom two

12'0" x 6'9"

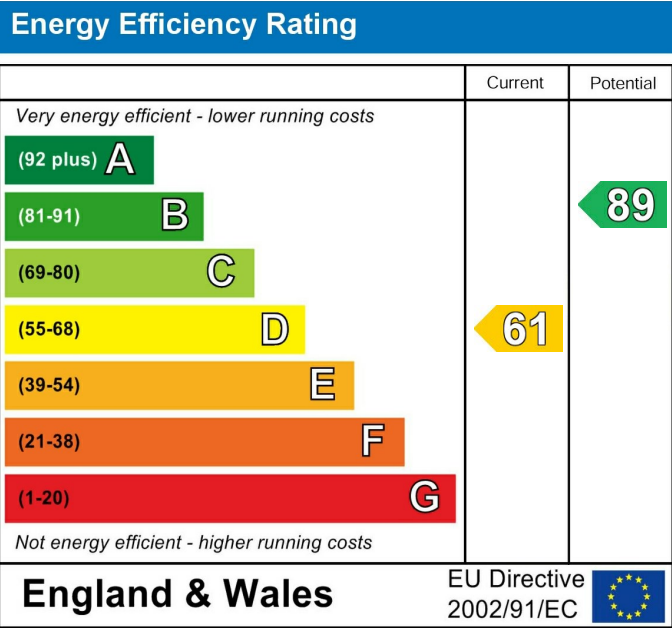
The second bedroom includes fitted carpets, a window, a wall-mounted radiator, and a built-in storage cupboard.

Bathroom

The bathroom features laminate flooring, tiled walls, a shower, a radiator, and a small window for ventilation.

Garden

The property includes a small, fenced rear garden—ideal for low-maintenance outdoor space.



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.





