



39 Joseph Street, Grimethorpe, Barnsley, S72 7DZ

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Guide Price £200,000

NO VENDOR CHAIN *GUIDE PRICE OF £200,000 - £210,000*

Welcome to this well-presented detached family home located on Joseph Street in the charming area of Grimethorpe. This delightful property boasts three spacious bedrooms, with the master bedroom featuring a convenient en suite bathroom, providing a private retreat for relaxation.

The heart of the home is the open kitchen and dining room, which offers a perfect space for family gatherings and entertaining guests. The layout is designed to create a warm and inviting atmosphere, making it easy to enjoy both everyday living and special occasions.

One of the key advantages of this property is that there is no vendor chain, allowing for a smooth and efficient purchasing process. Additionally, the home benefits from off-street parking, ensuring that you have a secure place for your vehicle. The private rear garden is a wonderful feature, providing a tranquil outdoor space for children to play or for you to unwind after a long day.

This detached house is ideal for families seeking a comfortable and spacious living environment in a friendly community. With its modern amenities and thoughtful design, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this lovely house your new home.

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance**W/C****Open kitchen and dining room**

11'1" x 14'9"

Lounge

11'5" x 15'1"

Landing**Master Bedroom & En Suite**

14'6" x 9'8"

Bedroom 2

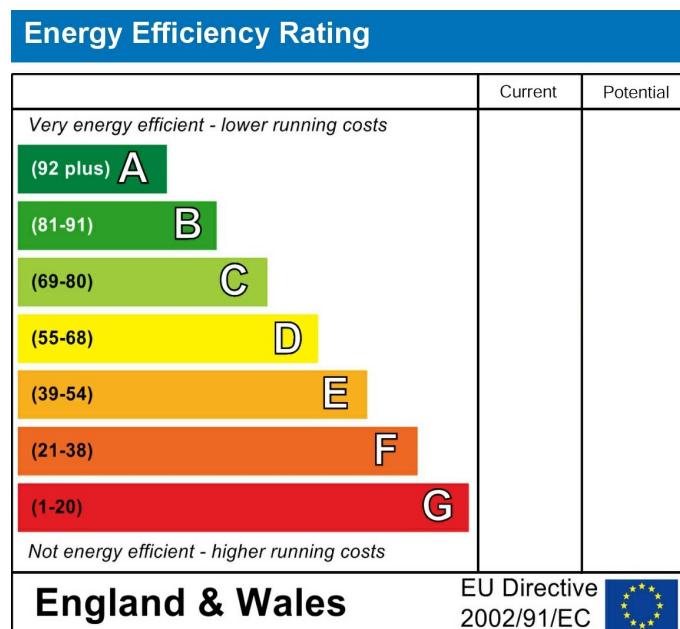
11'4" x 9'6"

Bedroom 3

6'0" x 9'2"

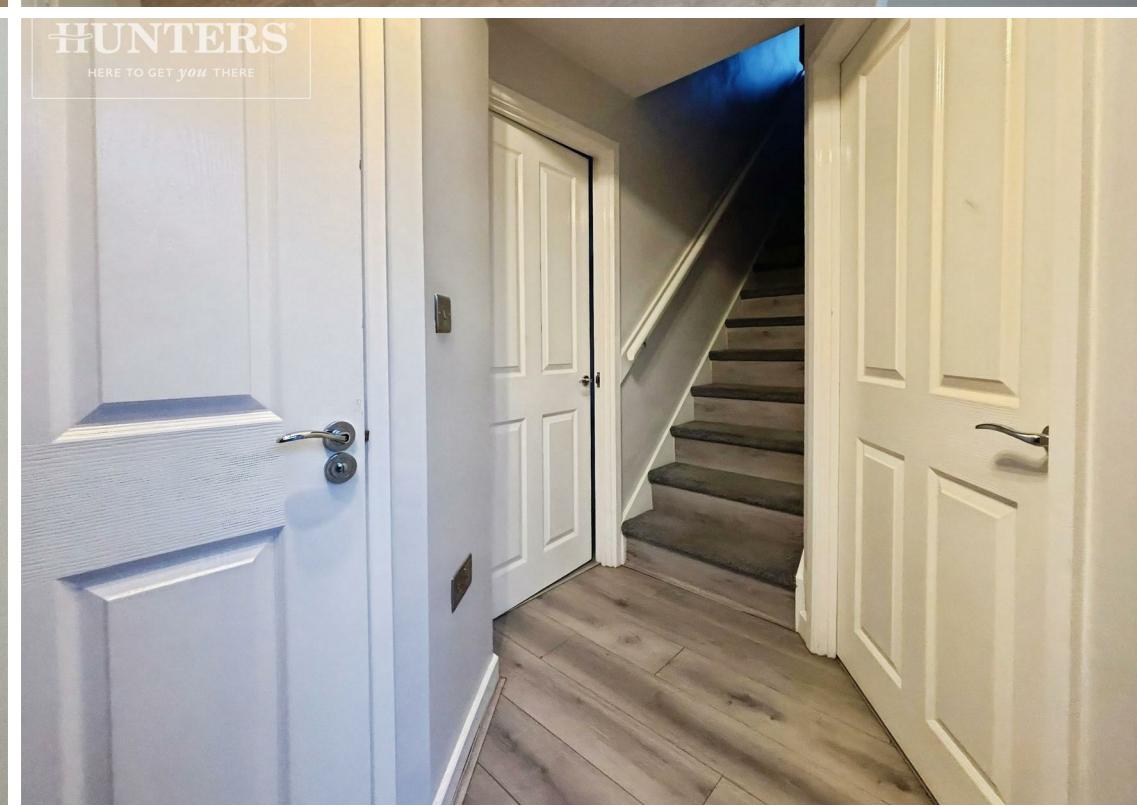
Bathroom

11'4" x 9'6"



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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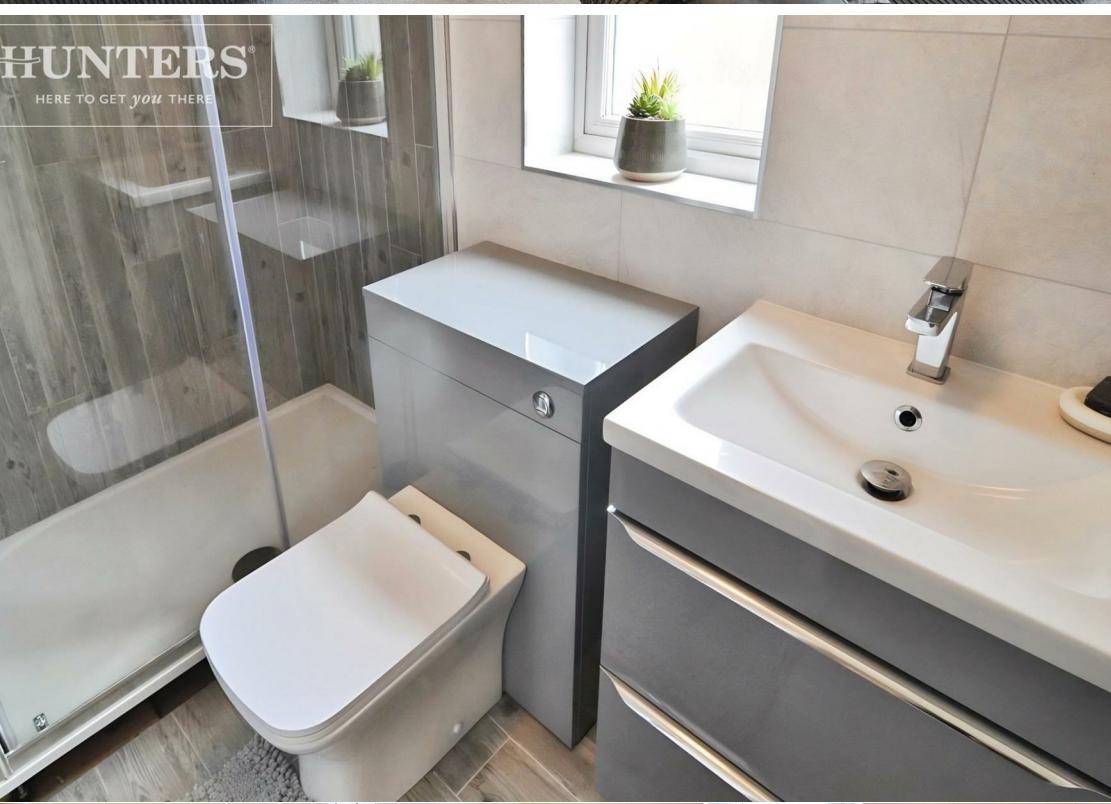
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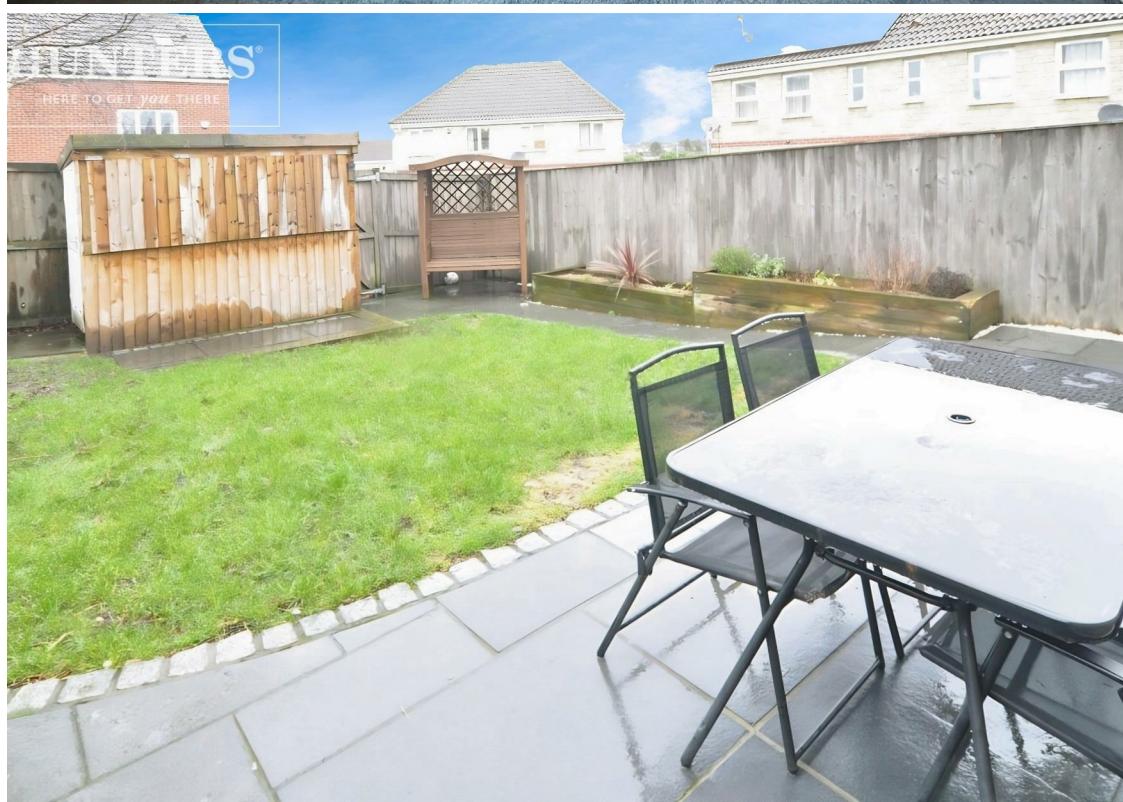
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