

HUNTERS®

HERE TO GET *you* THERE

HUNTERS®

HERE TO GET *you* THERE

45 Granville Street, Barnsley, S75 2TQ

45 Granville Street, Barnsley, S75 2TQ

Offers Over £190,000

A rare opportunity to purchase a four-storey home full of character and original features, set in one of Barnsley's most desirable areas. Beautifully presented throughout, it offers three double bedrooms, a large Shaker-style kitchen with character, a stylish new bathroom, and a cosy lounge with an original fireplace. The additional basement level provides excellent potential for your imagination—ideal as a home office, gym, or creative space. Outside, the secret garden is a beautiful, tranquil spot to relax, complete with various outbuildings.

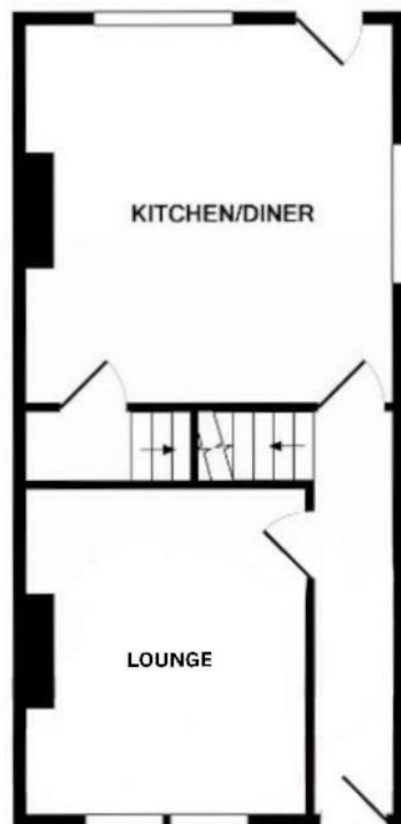
One of the standout features of this residence is its private garden, providing a serene outdoor space for relaxation and recreation. Imagine spending sunny afternoons in your own green oasis, a rarity in urban settings.

Conveniently located within walking distance of Barnsley town centre, Barnsley Hospital, and transport links, with scenic walks nearby and distant views from one bedroom.

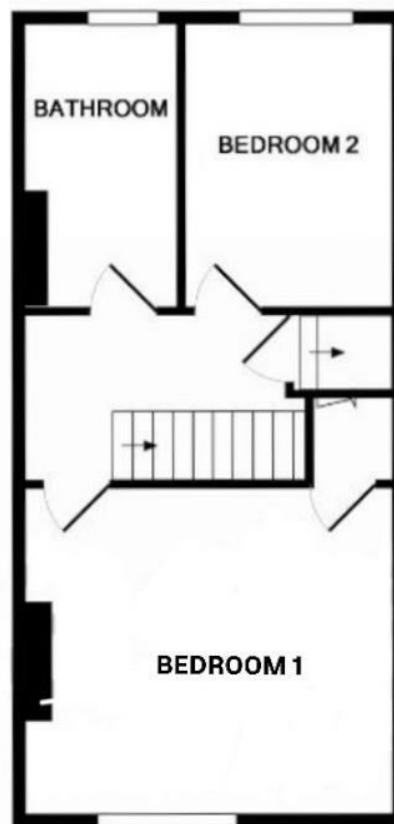
For those who enjoy the great outdoors, the countryside is just a short walk away, offering picturesque landscapes and walking trails. Furthermore, the property is a brief drive from the motorway, providing excellent connectivity for those who travel frequently.

This characterful home on Granville Street is a rare find, combining the charm of a traditional property with the convenience of modern living. It presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Homes of this quality are rarely available — early viewing is strongly advised.

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



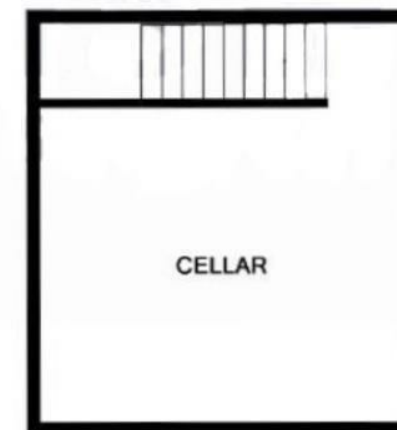
GROUND FLOOR



1ST FLOOR





2ND FLOOR



BASEMENT LEVEL

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017

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 <small>EU Directive 2002/91/EC</small> 		

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 <small>EU Directive 2002/91/EC</small> 		

Entrance hall

Lounge
12'0" x 10'11"

Kitchen/ Dining room
14'11" x 13'6"

Cellar

Landing


Family bathroom

Bedroom one
13'10" x 12'2"

Bedroom two
11'3" x 7'8"

Bedroom three (Attic)
15'10" x 12'2"

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	

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.









HUNTERS®

HERE TO GET *you* THERE

