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23 Nicholas Street, Barnsley, S70 6DU

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Offers Over £140,000

Located on the charming Nicholas Street in Barnsley, this well-presented house offers a delightful blend of comfort and style. Upon entering, you are greeted by two gorgeous reception rooms that provide ample space for both relaxation and entertaining. The natural light that floods these areas creates a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

The property boasts two spacious double bedrooms, each designed to offer a peaceful retreat at the end of the day. These rooms are versatile and can easily accommodate various furniture arrangements, making them ideal for both couples and small families.

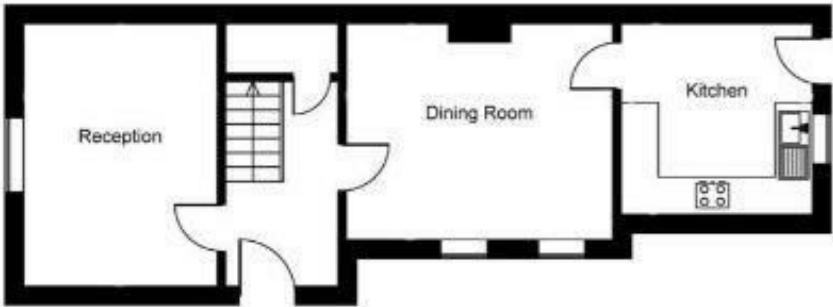
One of the standout features of this home is the private rear courtyard, a perfect outdoor space for enjoying a morning coffee or hosting summer barbecues. This secluded area provides a tranquil escape from the hustle and bustle of daily life, allowing you to unwind in your own little oasis.

Additionally, the property includes a basement, offering extra storage space or the potential for further development, depending on your needs. This feature adds to the overall appeal of the home, providing practical solutions for modern living.

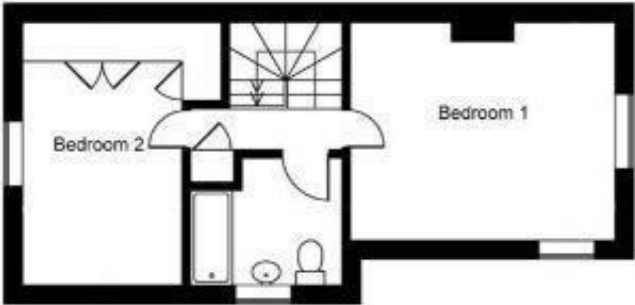
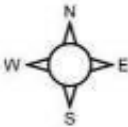
In summary, this property on Nicholas Street is a wonderful opportunity for those seeking a well-maintained home in a desirable location. With its attractive reception rooms, comfortable bedrooms, and charming outdoor space, it is sure to impress anyone looking to settle in Barnsley.

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

Nicholas Street, Barnsley



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	24	
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 hall

Kitchen
10'6" x 9'11"

Lounge/ Diner
13'11" x 10'6"

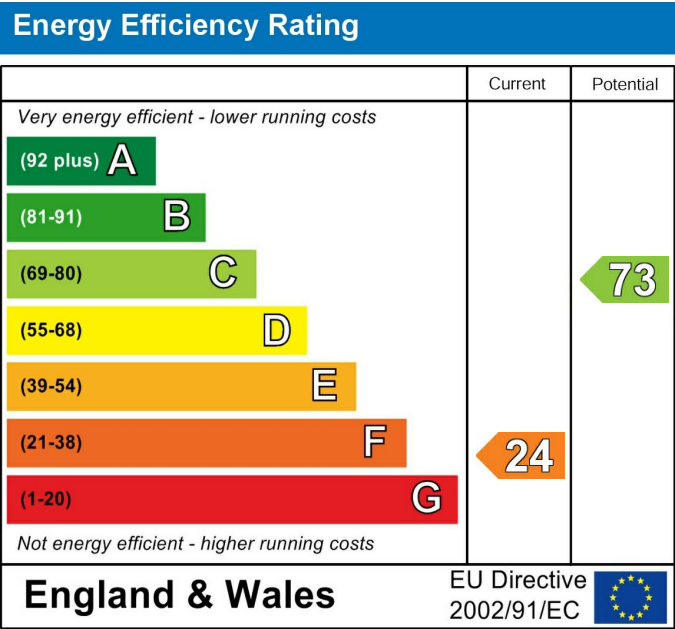
Sitting room
11'6" x 11'10"

Landing

Master Bedroom
14'11" x 11'5"

Bedroom 2
7'10" x 9'10"

Family bathroom
7'2" x 6'10"



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.







