

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

HERE TO GET *you* THERE

9 Darton Lane, Darton, Barnsley, S75 5AH

9 Darton Lane, Darton, Barnsley, S75 5AH

£160,000

In the charming village of Darton, Barnsley, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. The property features a welcoming living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The spacious kitchen and dining area are designed for both functionality and style, making it a wonderful space for family meals and gatherings.

Upstairs, you will find three generously sized bedrooms, each offering ample space for personalisation and comfort. The layout of the house is thoughtfully designed to cater to the needs of modern living, ensuring that every member of the household has their own sanctuary.

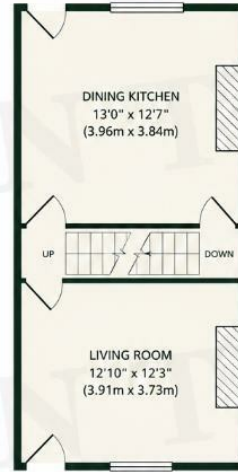
One of the standout features of this property is the large enclosed rear garden, providing a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air on sunny days.

Situated in a sought-after location, this home is conveniently close to highly regarded schools, making it an excellent choice for families. Additionally, the picturesque surroundings of Darton village offer lovely walks and a sense of community that is hard to find elsewhere.

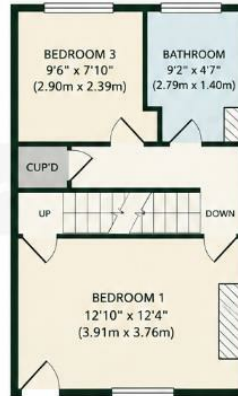
This terraced house is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it presents an exceptional opportunity for those looking to settle in a vibrant and welcoming area.

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

Darton Lane, Darton



GROUND FLOOR
APPROX. FLOOR AREA 340 SQ. FT
(31.58 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA 340 SQ. FT
(31.58 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA 272 SQ. FT
(25.29 SQ. M)



TOTAL APPROX. FLOOR AREA 952 SQ. FT / 88.45 SQ. M

This floorplan is for illustrative purposes only and should be used as a general guide.
All measurements are approximate and not to scale. Exact dimensions should be independently verified.



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		
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		
EU Directive 2002/91/EC		

Living Room

12'9" x 12'2"

Kitchen

12'11" x 12'7"

Bedroom 1

12'9" x 12'4"

Bedroom 2

9'6" x 7'10"


Family Bathroom

9'1" x 4'7"

Bedroom 3

14'2" x 11'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE





