



HUNTERS[®]
HERE TO GET *you* THERE



Pontefract Road, Barnsley

Offers Over £110,000



NO CHAIN!!!

Nestled on Pontefract Road in Barnsley, this charming terraced house presents an excellent opportunity for first-time buyers and young families alike. The property boasts a welcoming entrance that leads into a spacious lounge, perfect for relaxation and entertaining. The well-appointed kitchen features patio doors that open directly into a delightful rear garden, creating a seamless connection between indoor and outdoor living. This home comprises three comfortable bedrooms, providing ample space for rest and privacy. A conveniently located family bathroom and a downstairs WC enhance the practicality of the layout. The potential to modernise offers a fantastic opportunity for buyers to put their personal stamp on the property, making it truly their own. Additionally, the property benefits from off-road parking to the rear, a valuable asset in this bustling area. With no vendor chain, the process of acquiring this home is made even more straightforward. Situated close to key link roads, this residence is within walking distance of the Glass Works in Barnsley, offering a variety of shops, restaurants, and leisure facilities. This location combines the convenience of urban living with the charm of a friendly neighbourhood, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to view this delightful property and envision the possibilities it holds.

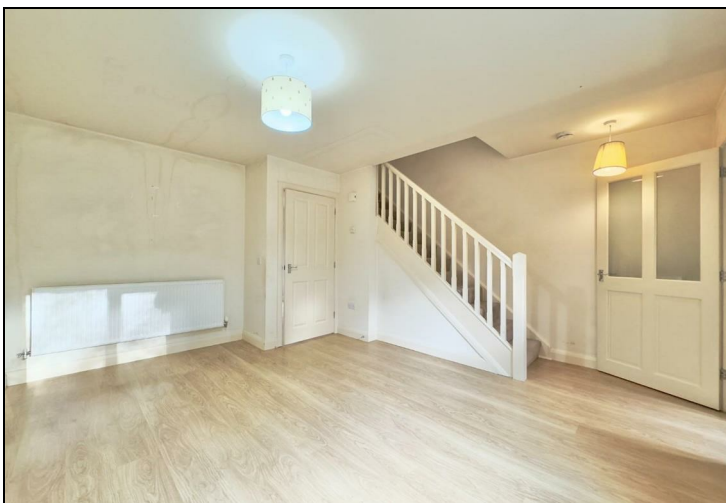
1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
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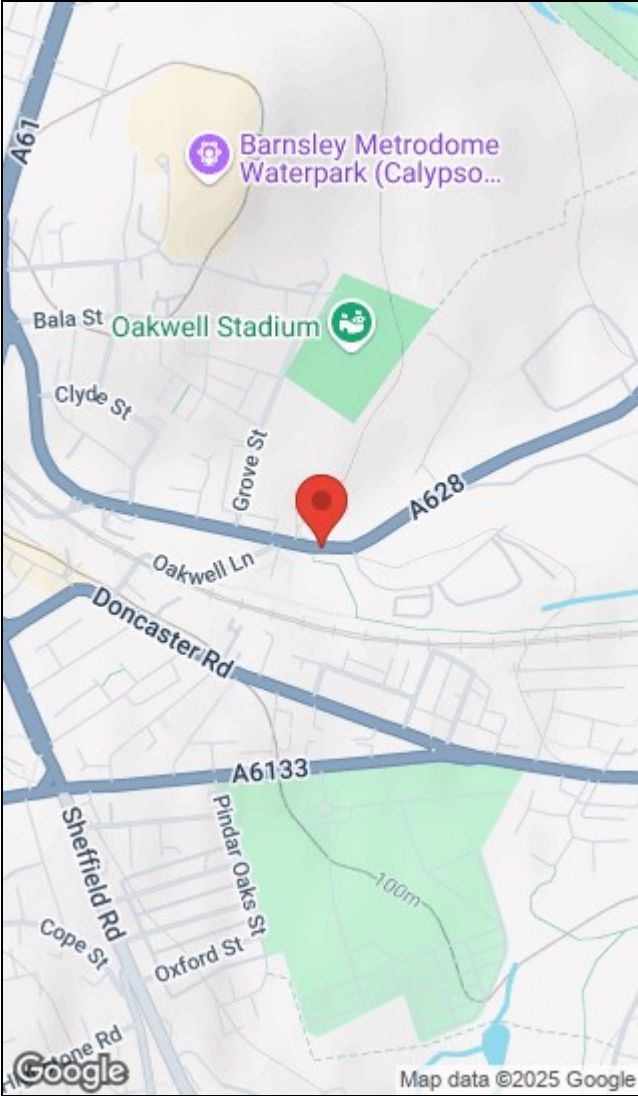
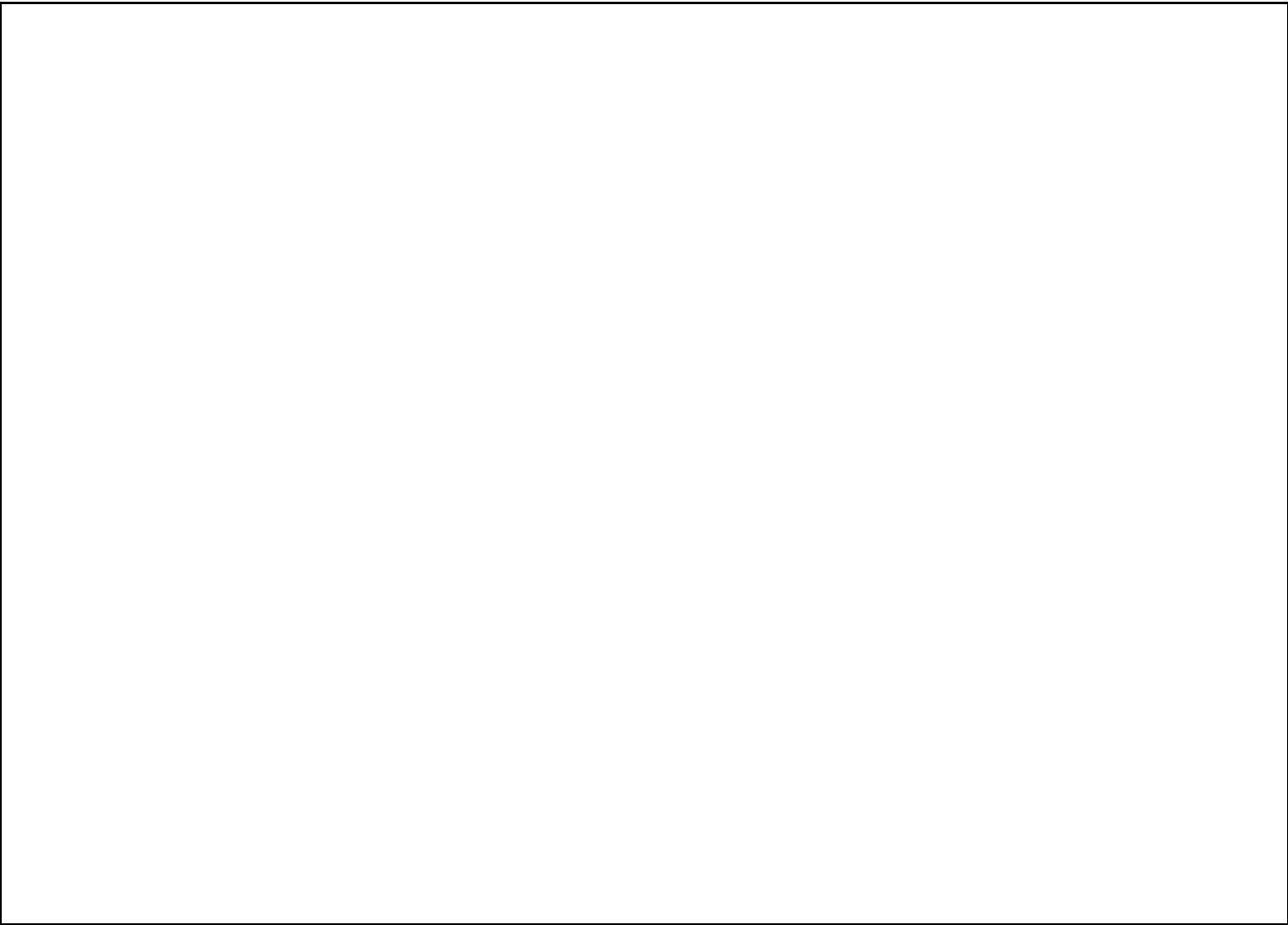
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KEY FEATURES

- THREE BEDROOMS
- PRIVATE GARDEN
- NO VENDOR CHAIN
- MODERN HOME







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
77					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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