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44 Church Street, Darton, Barnsley, S75 5HG

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£135,000

Located on the charming Church Street in Barnsley, this delightful four-bedroom terrace house offers a perfect blend of comfort and convenience. The property boasts ample living space, making it an ideal home for families or those seeking extra room to breathe.

Situated in a sought-after location, residents will benefit from being close to highly regarded schools, ensuring that educational needs are well catered for. The nearby Darton village adds to the appeal, providing a quaint community atmosphere with local amenities just a stone's throw away.

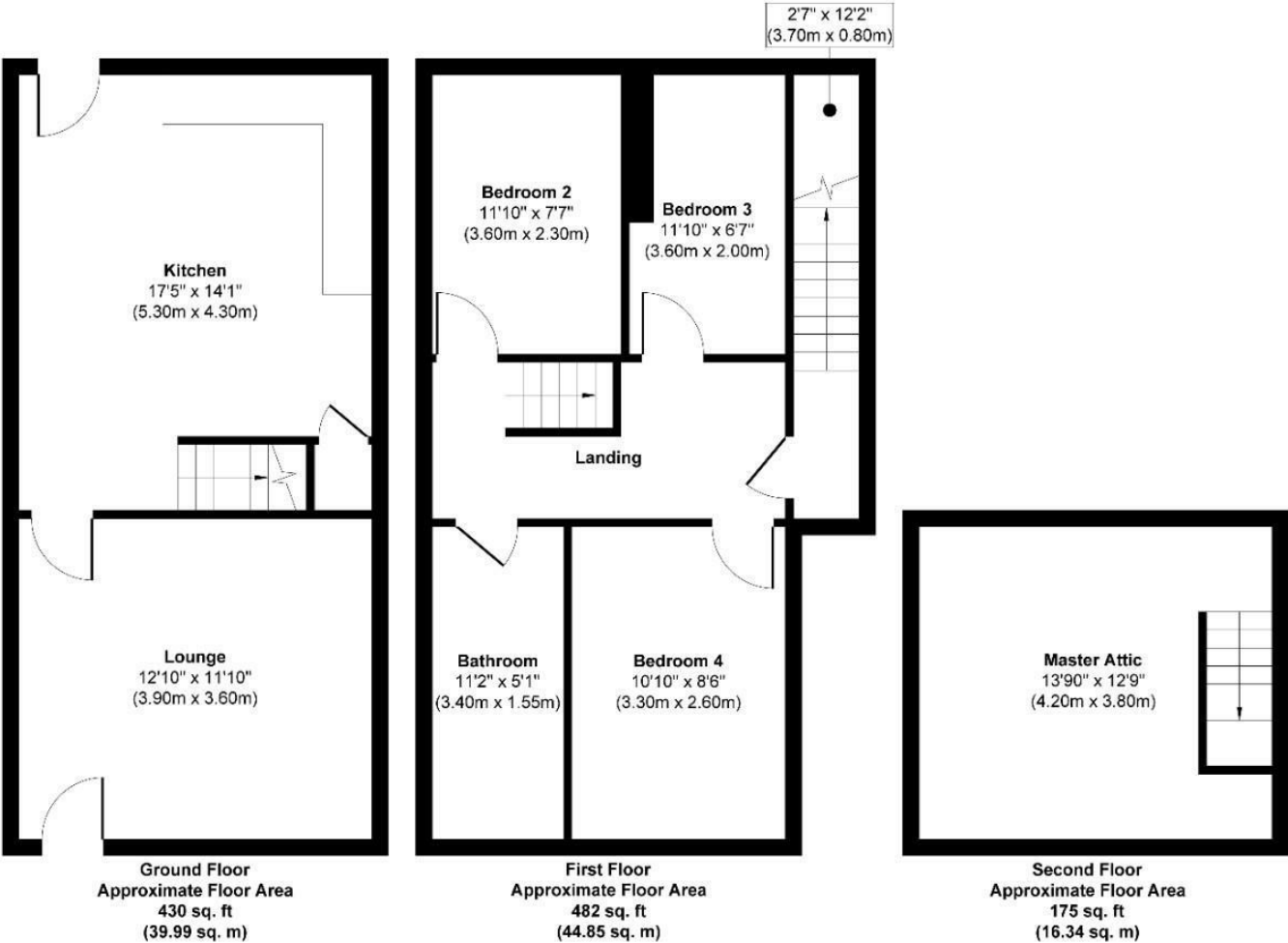
Inside, the house features a spacious living room that invites relaxation and social gatherings. The well-designed kitchen and dining area create a perfect setting for family meals and entertaining guests.

The rear garden is a lovely addition, offering a private outdoor space for children to play or for adults to unwind after a long day.

This property is not just a house; it is a home that promises a comfortable lifestyle in a vibrant community. With its excellent location and generous living space, it is a wonderful opportunity for anyone looking to settle in Barnsley.

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Church Street, Darton



Approx. Gross Internal Floor Area 1222 sq. ft / 113.76 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Lounge
12'9" x 11'9"

Kitchen
17'4" x 14'1"

Bedroom 2
11'9" x 7'6"

Bedroom 3
12'1" x 6'6"

Bedroom 3
10'9" x 9'6"

Family Bathroom
11'1" x 5'1"

Attic Bedroom
13'9" x 12'5"

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(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.







