

# HUNTERS®

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11-29 JORDAN HILL

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# Gawber Road, Barnsley

## Asking Price £125,000

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### - GROUND FLOOR APARTMENT

Welcome to this modern two-bedroom apartment located on Gawber Road in Barnsley. This delightful ground floor residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the apartment, you are greeted by a spacious open plan kitchen, dining, and living area, which creates a warm and inviting atmosphere. This layout is perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is well-equipped, providing ample space for culinary creations, while the living area offers a relaxing space to unwind.

The apartment features two generously sized double bedrooms, providing plenty of room for rest and relaxation. The modern bathroom is designed with contemporary fittings, ensuring a pleasant experience for all residents.

One of the standout features of this property is its prime location. Situated within walking distance of Barnsley town centre, you will have easy access to a variety of shops, restaurants, and local amenities. Additionally, Barnsley Hospital is just a short stroll away, making this apartment particularly appealing for healthcare professionals or those who value proximity to medical services. For those who require easy access to the wider region, the motorway is just a short drive away, providing excellent transport links.

In summary, this modern apartment on Gawber Road is a fantastic opportunity to enjoy comfortable living in a convenient location. With its appealing layout and proximity to essential amenities, it is a property not to be missed.



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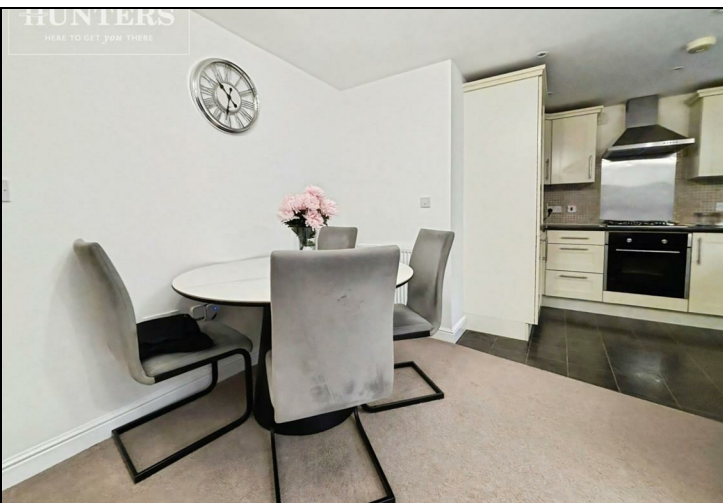


## KEY FEATURES

- GROUND FLOOR APARTMENT
- ALLOCATED PPF STREET PARKING SPACE
- WALKING DISTANCE OF BARNESLEY HOSPITAL
- CLOSE TO MOTORWAY
- TWO DOUBLE BEDROOMS

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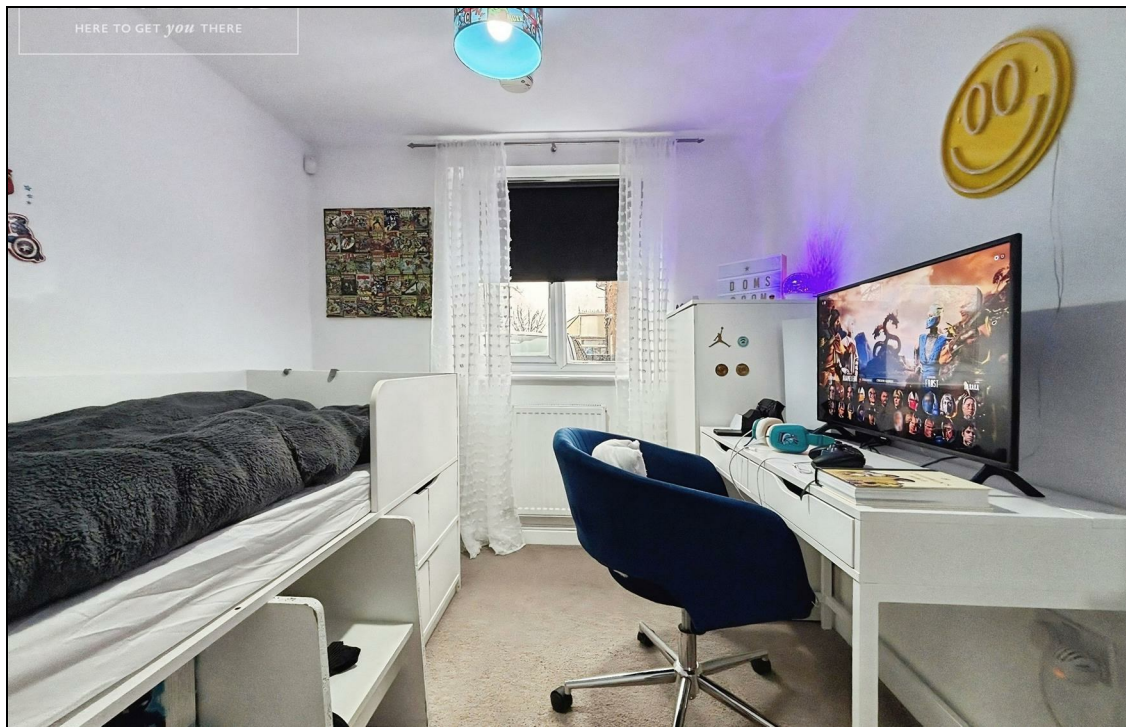
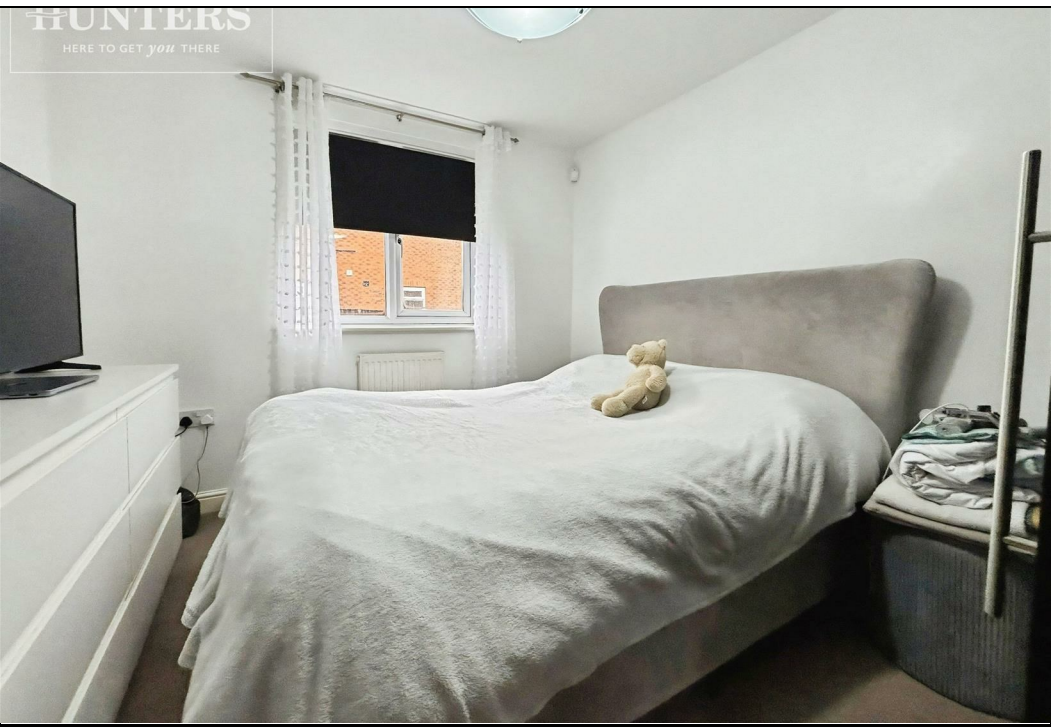
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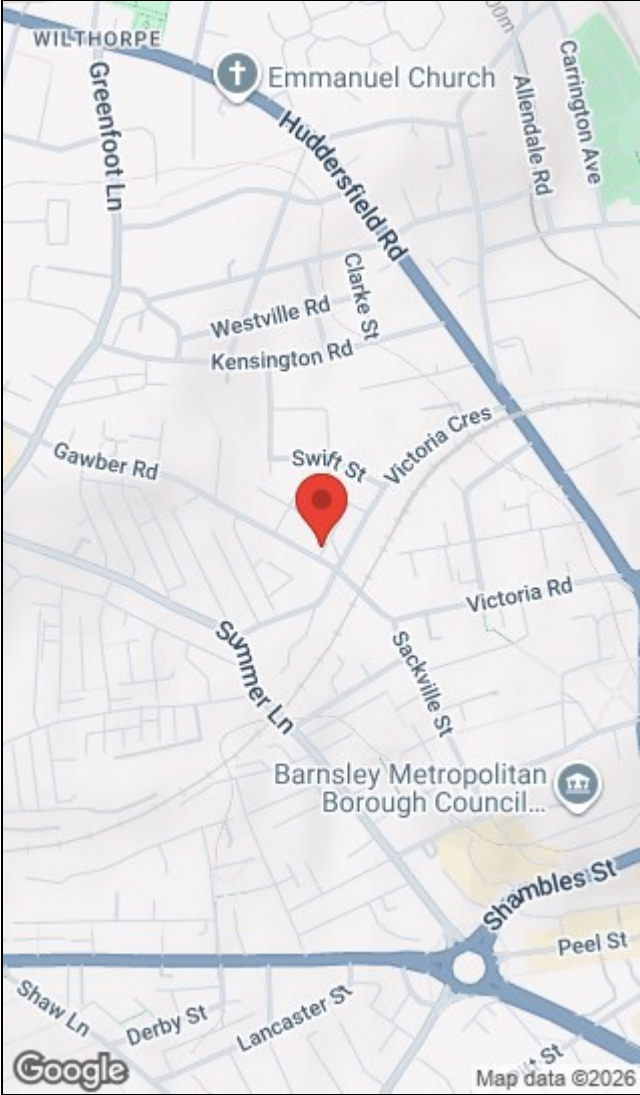
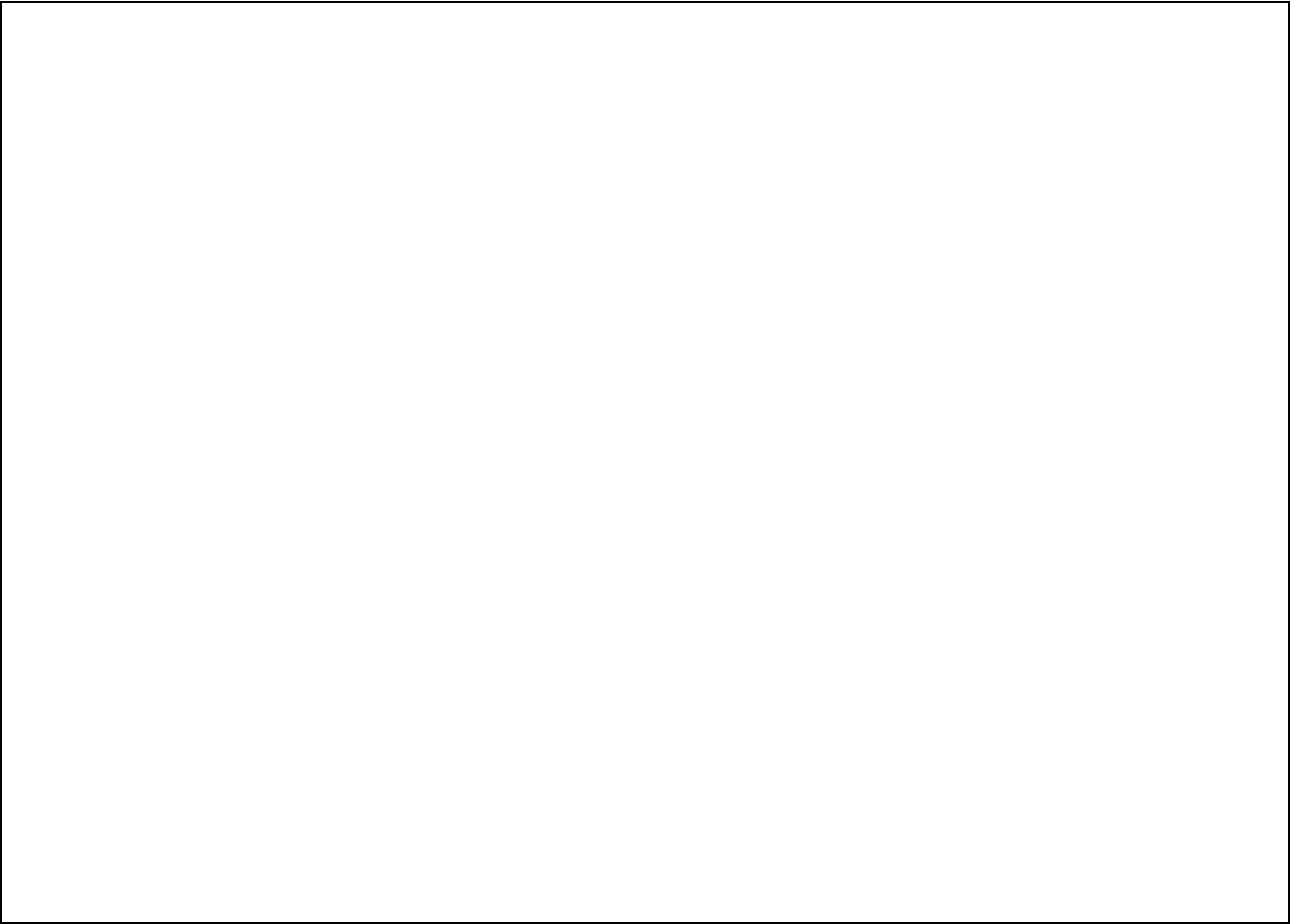


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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|------------------------------------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

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