

**HUNTERS**<sup>®</sup>

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9 Claycliffe Road, Barugh Green, Barnsley, S75 1LR

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Offers In Excess Of £145,000

- NO VENDOR CHAIN-

On the charming Claycliffe Road in Barugh Green, Barnsley, this delightful terraced house presents an excellent opportunity for both first-time buyers and families alike. With no vendor chain, this property is ready for you to make it your own without delay.

The home boasts a unique character, offering a warm and inviting atmosphere throughout. It features three generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a perfect gathering space for family and friends, ensuring that you can entertain with ease.

The property also includes a conveniently located bathroom, designed for both functionality and comfort. Off-street parking for two vehicles adds to the appeal, making it easy for you and your guests to come and go without the hassle of searching for a space.

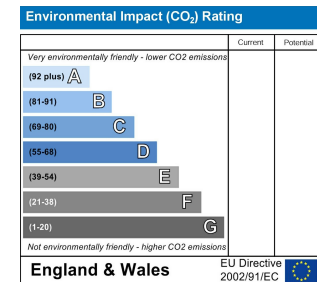
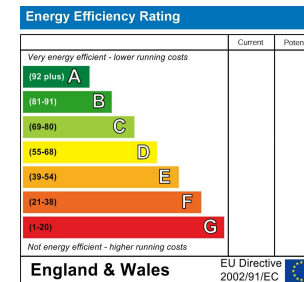
Situated in an excellent location, this home is just a stone's throw away from local shops, schools, and picturesque walking routes. Additionally, the nearby pubs offer a delightful spot for socialising, while the motorway access ensures that commuting to nearby towns and cities is a breeze.

This terraced house on Claycliffe Road is a wonderful blend of character, convenience, and comfort, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to view this charming property and envision your future here.

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px 5px; display: inline-block;">(92 plus) <b>A</b></div> <div style="background-color: #008000; color: white; padding: 2px 5px; display: inline-block;">(81-91) <b>B</b></div> <div style="background-color: #90ee90; color: white; padding: 2px 5px; display: inline-block;">(69-80) <b>C</b></div> <div style="background-color: #ffff00; color: black; padding: 2px 5px; display: inline-block;">(55-68) <b>D</b></div> <div style="background-color: #ffa500; color: black; padding: 2px 5px; display: inline-block;">(39-54) <b>E</b></div> <div style="background-color: #ff4500; color: white; padding: 2px 5px; display: inline-block;">(21-38) <b>F</b></div> <div style="background-color: #ff0000; color: white; padding: 2px 5px; display: inline-block;">(1-20) <b>G</b></div> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>	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.







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