



Belmont Avenue, , Barnsley, S71 2AR

- Well presented 3 bedroom semi detached home
- Off street parking
- Close to all amenities
- Spacious kitchen and dining
- Large rear garden

Asking Price £140,000

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Located on the charming Belmont Avenue in Barnsley, this well-presented semi-detached home offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The open kitchen and dining area create a warm and inviting atmosphere, ideal for entertaining guests or enjoying family meals.

The home boasts a well-appointed bathroom and a generous reception room, providing ample space for relaxation and leisure. One of the standout features of this property is the massive private rear garden, which offers a tranquil retreat for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, off-street parking ensures that you have a secure and convenient place for your vehicle.

Situated close to all local amenities, this property is perfectly positioned for easy access to shops, schools, and transport links, making it an ideal choice for those who value both comfort and accessibility. This semi-detached house on Belmont Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of a spacious and well-maintained home.



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Hallway

Lounge
16'2" x 12'0"

Kitchen
12'3" x 8'8"

Bathroom
5'8" x 8'2"

Landing

Bedroom 1
15'9" x 7'10"

Bedroom 2
9'1" x 12'5"

Bedroom 3
9'8" x 5'7"

W/C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
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.

Viewings

Please contact barnsley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

THINKING OF SELLING? 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.