



76 Park View, Shafton, Barnsley, S72 8PY

Offers Over £170,000

In the desirable area of Park View, Shafton, Barnsley, this charming two-bedroom bungalow is ready for you to move in and make it your own. Set on a lovely spacious plot, the property boasts a welcoming living room that features stunning French doors, allowing natural light to flood the space and providing a seamless connection to the outdoors.

The bungalow comprises two well-proportioned bedrooms, perfect for a small family or those seeking extra space for guests or a home office. The family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the generous garden, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the driveway accommodates multiple vehicles, providing convenience for you and your guests. Further benefitting from a detached garage, providing excellent additional storage, secure parking or potential workshop space.

This delightful home is situated in a sought-after location, making it an ideal choice for those looking to settle in a friendly community while still enjoying easy access to local amenities. With its appealing features and move-in ready condition, this bungalow presents a wonderful opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to view this lovely property and envision your new life in Shafton.

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Floor Plan

Approx. Gross Internal Area 72.6 sq m / 781 sq ft



This floor plan is for illustrative purposes only. It is not drawn to scale.
Any measurements, floor areas (including any total floor area), openings and orientation are approximate.
No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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		
	73	78
England & Wales		
EU Directive 2002/91/EC		

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

Living Room

14'6" x 10'6"

Kitchen

8'0" x 6'7"

Bedroom 1

12'4" x 8'8"

Bedroom 2

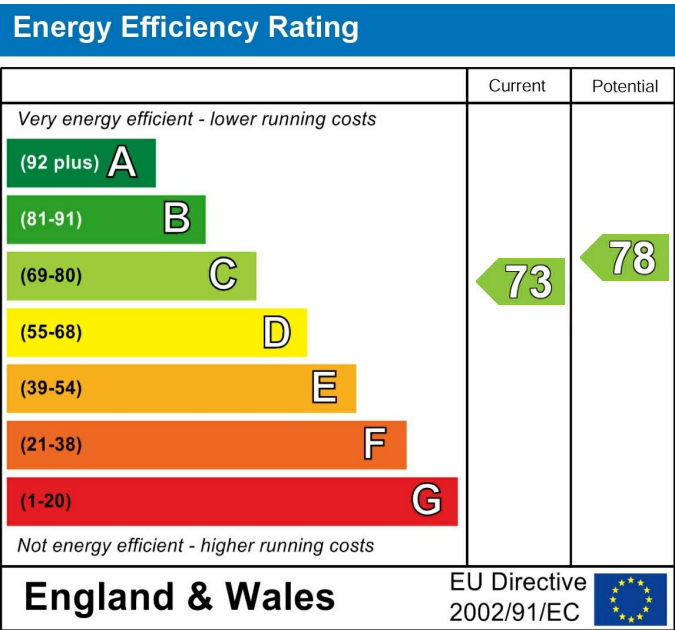
8'4" x 7'2"

Extension

14'7" x 9'5"

Family Bathroom

5'5" x 5'5"



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.







