



HUNTERS[®]
HERE TO GET *you* THERE

 2  1  2 

Smithies Lane, Barnsley

Offers In The Region Of £190,000



- NO VENDOR CHAIN!

- INVESTMENT PROPERTY!

Smithies Lane in Barnsley, this charming house presents an excellent opportunity for those seeking a project or investment. Set on a generous plot, the property boasts off-street parking and a garage, providing both convenience and potential for enhancement.

The location is particularly appealing, situated within the sought-after S75 postcode. Residents will enjoy the benefit of being within walking distance to Barnsley town centre, where a variety of shops, cafes, and amenities await. Additionally, the property is just a short drive from the motorway, ensuring easy access to surrounding areas and beyond.

This house is ripe for transformation, offering the chance to create a beautiful home tailored to your tastes. Whether you are an experienced investor or a first-time buyer looking to make your mark, this property is a canvas waiting for your vision. With its prime location and ample space, it promises to be a rewarding venture. Don't miss the chance to explore the potential this property holds.



KEY FEATURES

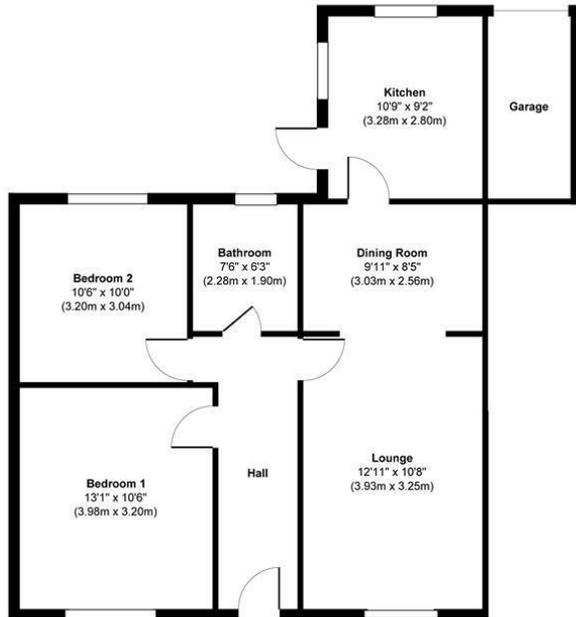
- NO VENDOR CHAIN
- INVESTMENT PROPERTY
- OFF STREET PARKING
- DETACHED BUNGALOW
 - PRIVATE GARDEN
 - GARAGE
- EXCELLENT LOCATION



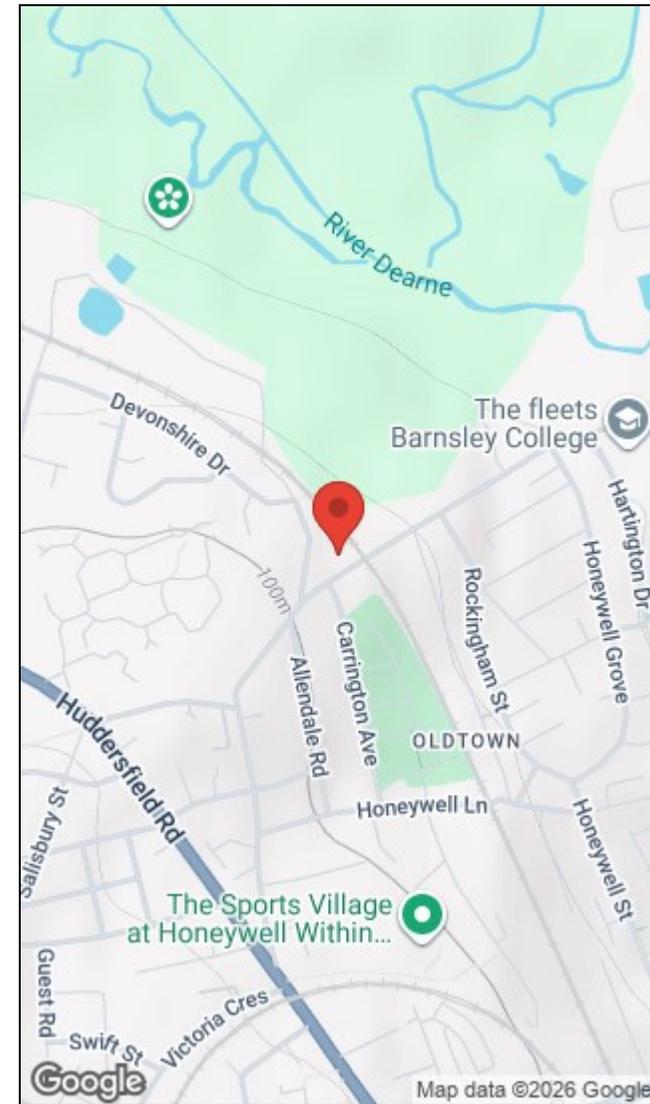




Smithies Lane



Floor Plan
Approx. Gross Internal Floor Area 759 sq. ft / 70.54 sq. m (Excluding Garage & Store)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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		

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		

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
 barnsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by 4sale2u (Barnsley) Ltd | Registered Address: 1-3 Church Street, Barnsley, S70 2AB | Registered Number: 7329342 England and Wales | VAT No: 106 9695 86 with the written consent of Hunters Franchising Limited.