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74 Cemetery Road, Barnsley, S70 1XP

TO LET


EPA PROPERTY
0114 361 0118
www.epa-property.com

74 Cemetery Road, Barnsley, S70 1XP

£120,000

- NO VENDOR CHAIN

Situated on Cemetery Road in the heart of Barnsley, this charming house presents an excellent opportunity for those seeking a comfortable and modern living space. Recently renovated, the property boasts a newly fitted kitchen and bathroom, along with a brand-new boiler, ensuring both style and efficiency for its future occupants.

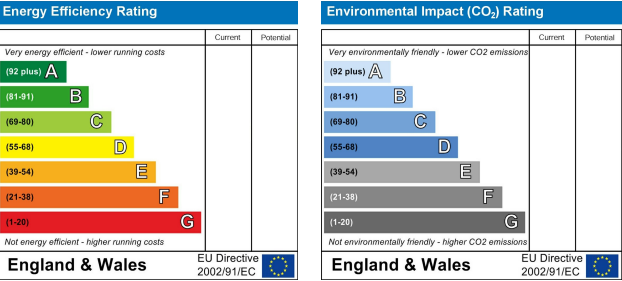
The house features three generously sized bedrooms, providing ample space for families or individuals who appreciate room to breathe. The stylish new bathroom adds a touch of luxury, making it a perfect retreat for relaxation after a long day.

Convenience is key, as this property is situated close to all local amenities, making daily errands and leisure activities easily accessible. Additionally, the availability of parking to the rear of the property is a significant advantage, offering ease and security for your vehicle.

The private garden is a delightful feature, providing a tranquil outdoor space for gardening, entertaining, or simply enjoying the fresh air. This house is not just a place to live; it is a home that combines modern comforts with practical living.

In summary, this property on Cemetery Road is an ideal choice for anyone looking to settle in Barnsley, offering a blend of contemporary renovations, spacious living, and a convenient location. Do not miss the chance to make this lovely house your new home.

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Reception Room

11'6" x 10'5"

Kitchen

10'4" x 11'6"

Master Bedroom

10'2" x 11'11"

Landing

Bedroom 2

12'1" x 10'6"

Bedroom 3

12'8" x 7'2"

Bathroom


7'8" x 6'5"

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. 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.







