

HUNTERS®

HERE TO GET *you* THERE



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70 Cemetery Road, Barnsley, S70 1XP

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Asking Price £135,000

Located on Cemetery Road in Barnsley, this beautifully presented mid-terraced home offers a perfect blend of comfort and style. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The stylish bathroom adds a touch of elegance, ensuring a relaxing retreat.

As you enter, you are welcomed into a gorgeous living room that exudes warmth and charm, providing an inviting space for both relaxation and entertaining. This flows seamlessly into a modern kitchen and diner, which is perfect for family meals or hosting friends. The design of the kitchen is both functional and aesthetically pleasing, making it a delightful space for culinary adventures.

Additionally, the property boasts a cellar, which is perfect for storage, helping to keep your living areas clutter-free. The private rear garden is a wonderful feature, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air.

This home is not just a property; it is a lifestyle choice, providing a comfortable and stylish environment in a desirable location. With its airy layout and modern amenities, this mid-terraced house is a fantastic opportunity for anyone looking to settle in Barnsley. Don't miss the chance to make this lovely house your new home.

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Approx. Gross Internal Floor Area 948 sq. ft / 88.16 sq. m

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		
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		
EU Directive 2002/91/EC		

Living Room

12'3" x 12'2"

Kitchen and diner

12'10" x 13'1"

Basement**Landing****Bedroom One**

10'11" x 11'0"

Bathroom

5'2" x 9'0"

Bedroom Three

5'10" x 8'8"

Bedroom Two / Attic

11'3" x 11'4"

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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.









