



HUNTERS[®]
HERE TO GET *you* THERE

11 Dyer Road, Jump, Barnsley, South Yorkshire, S74 0JA

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£170,000

Situated on Dyer Road in the charming area of Jump, Barnsley, this beautifully presented semi-detached house offers a delightful living experience for families and professionals alike. With three well-proportioned bedrooms, this home provides ample space for comfortable living.

Upon entering, you are welcomed into a spacious reception room, which features a striking feature wall that adds character and warmth to the space. The open-plan kitchen and dining room is modern and stylish, perfect for entertaining guests or enjoying family meals. This layout not only enhances the flow of the home but also allows for plenty of natural light to fill the area.

The property boasts a contemporary bathroom, designed with elegance in mind, ensuring a relaxing retreat for its occupants. Outside, the well-kept rear garden offers a tranquil space for outdoor activities or simply unwinding after a long day. Additionally, there is an outbuilding that can serve various purposes, whether as a workshop, storage, or even a home office.

For those with vehicles, off-street parking at the front of the property provides convenience and peace of mind. This home is not just a place to live; it is a sanctuary that combines modern living with comfort in a friendly neighbourhood. With its attractive features and prime location, this property is an excellent opportunity for anyone looking to settle in Barnsley.

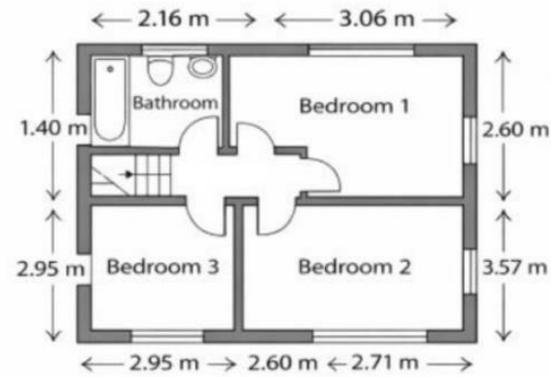
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Ground Floor



First Floor



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		

Living room

Kitchen and dining room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
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(81-91) B		
(69-80) C		
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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.



