



## Edward Street, Darfield, Barnsley, S73 9LH

- Beautifully presented semi detached home
- Modern Kitchen
- Close to all amenities
- Large Reception Room
- Two double bedrooms
- Private rear patio

**Asking Price £130,000**

# Edward Street, Darfield, Barnsley, S73 9LH



Located in the charming area of Edward Street, Darfield, Barnsley, this delightful two double bedroom semi-detached home offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a spacious living room that provides an ideal space for relaxation and entertaining. The large living area is filled with natural light, creating a warm and inviting atmosphere.

The modern kitchen is well-equipped and designed to meet the needs of contemporary living, making it a joy to prepare meals and gather with family and friends. The property also boasts a private rear patio, perfect for enjoying the outdoors, whether it be for a morning coffee or an evening gathering.



Situated close to all local amenities, this home ensures that you are never far from essential services, shops, and recreational facilities. This prime location enhances the appeal of the property, making it an excellent choice for both first-time buyers and those looking to downsize.

With its attractive features and convenient location, this end terrace home on Edward Street is a wonderful opportunity for anyone seeking a comfortable and stylish living space in Barnsley. Don't miss the chance to make this lovely property your new home.



# Edward Street, Darfield, Barnsley, S73 9LH



Lounge  
12'7" x 13'1"

Kitchen  
9'7" x 10'6"

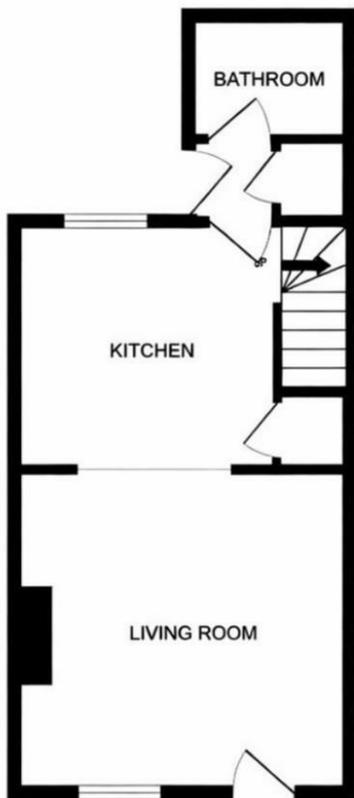
Landing

Bathroom  
6'6" x 6'5"

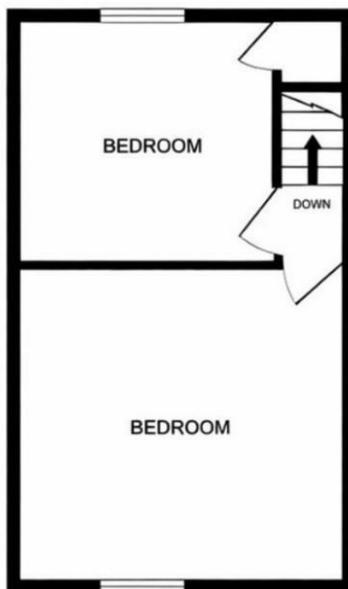
Bedroom 1  
12'10" x 13'1"

Bedroom 2  
11'3" x 11'6"

GROUND FLOOR



1ST FLOOR



**Viewings**

Please contact [barnsley@hunters.com](mailto:barnsley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

**THINKING OF SELLING?** 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.

