

# HUNTERS

HERE TO GET *you* THERE



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# Denton Street, Barnsley

£95,000

NO VENDOR CHAIN



Welcome to this charming house located on Denton Street in Barnsley, a delightful property that presents an excellent opportunity for both first-time buyers and those looking to downsize. With no vendor chain, this home is ready for you to move in without delay.

The house boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious reception room is perfect for entertaining guests or enjoying quiet evenings at home, offering a warm and inviting atmosphere.

One of the standout features of this property is the private rear garden, a lovely outdoor space where you can unwind, garden, or host summer barbecues. It is an ideal spot for families or anyone who appreciates a bit of greenery.

Situated close to all local amenities, you will find shops, schools, and parks within easy reach, making this location both convenient and desirable.

This property is a wonderful opportunity to create a comfortable home in a vibrant community. Do not miss your chance to view this lovely house on Denton Street.

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



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## KEY FEATURES

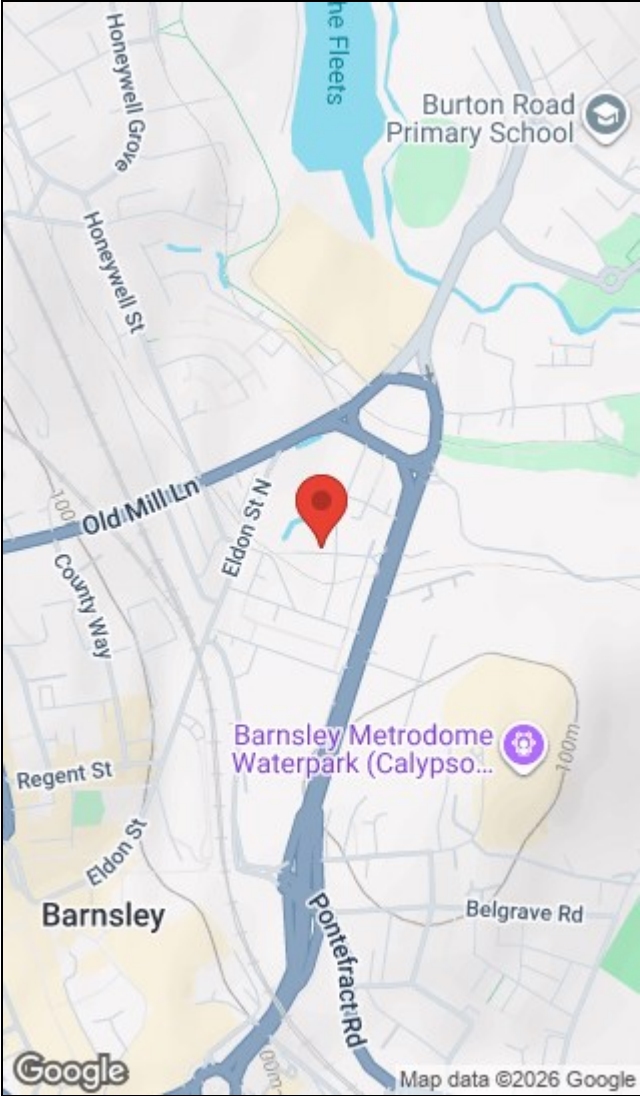
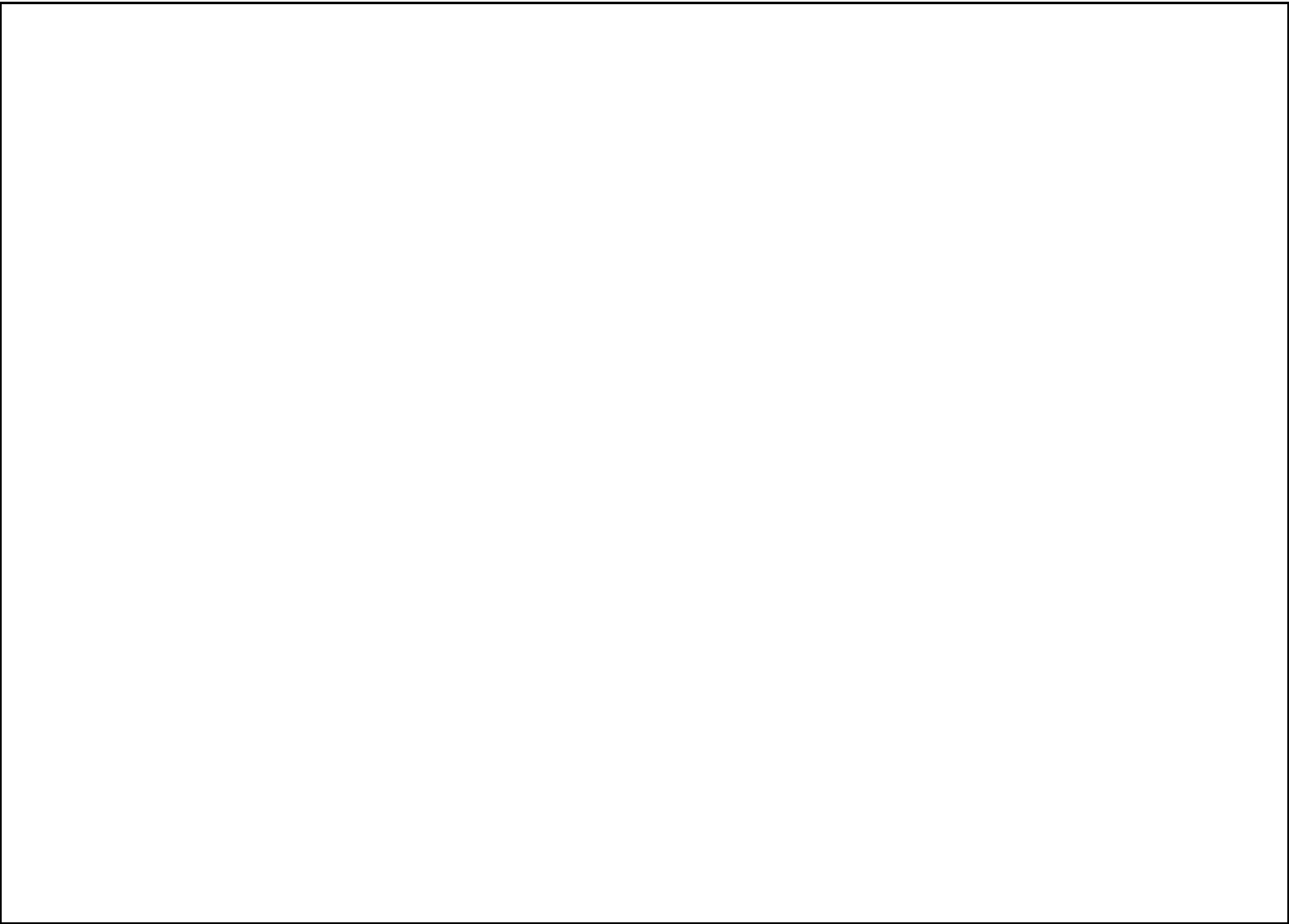
- NO VENDOR CHAIN
- TWO DOUBLE BEDROOMS
- LARGE RECEPTION ROOM
- PRIVATE REAR GARDEN
- CLOSE TO ALL AMENITIES











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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