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# Ashleigh Vale, Barnsley

£150,000



Nestled on Ashleigh Vale in the charming town of Barnsley, this modern townhouse presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this home is the large private garden, an ideal space for outdoor activities, gardening, or simply unwinding in the fresh air. This outdoor area enhances the appeal of the property, making it a perfect retreat for families or individuals who appreciate nature.

Conveniently located, this townhouse is close to a variety of local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location not only offers ease of access to everyday necessities but also provides a sense of community and connection to the vibrant life of Barnsley.

In summary, this modern townhouse on Pontefract Road is a delightful blend of comfort, style, and convenience, making it an ideal choice for anyone looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a new rental opportunity, this property is sure to impress.

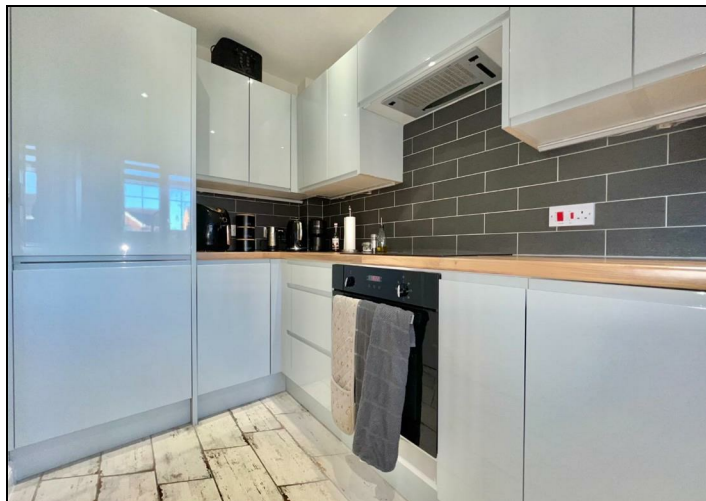
1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
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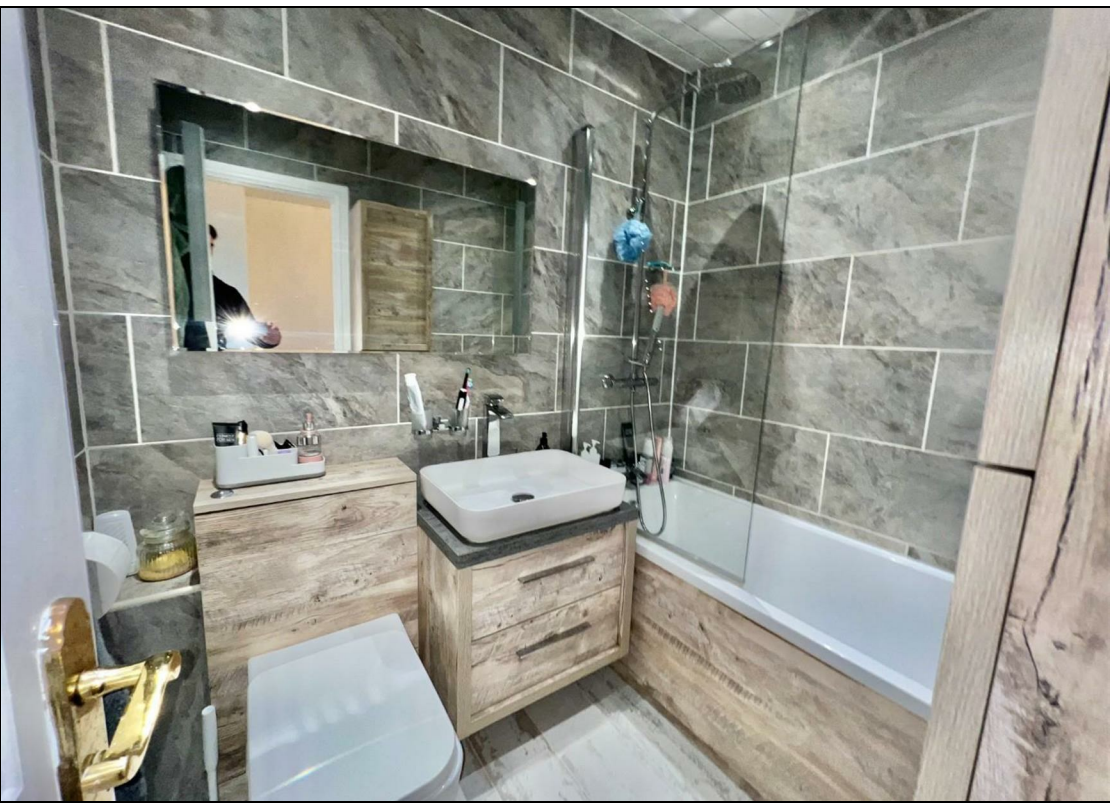


## KEY FEATURES

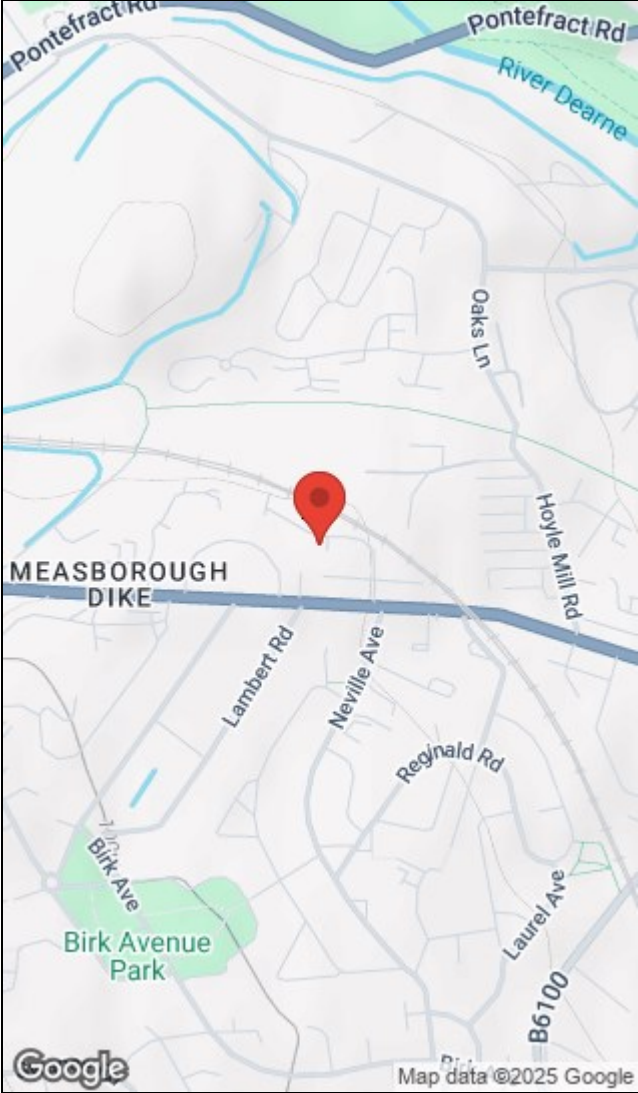
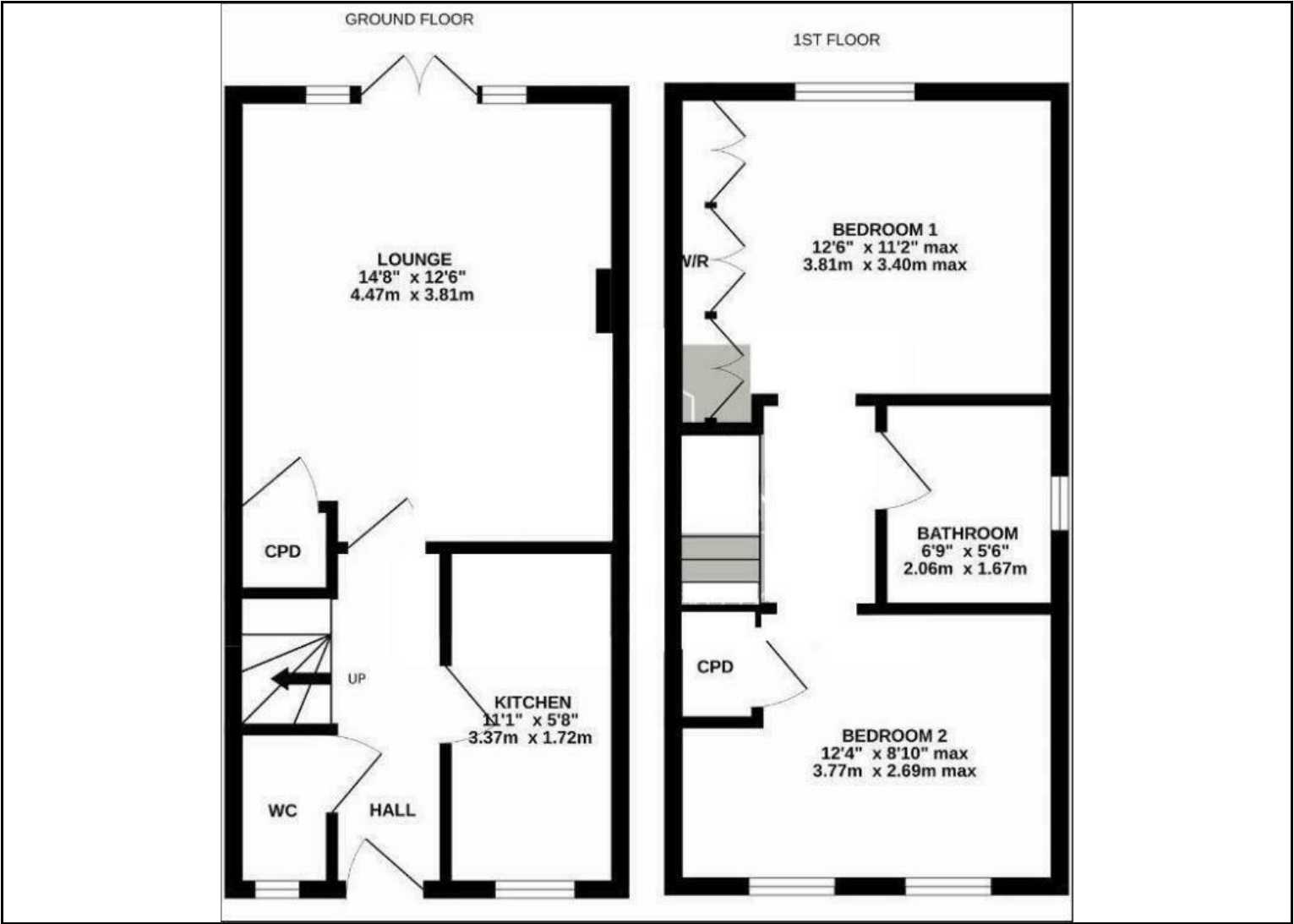
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- LARGE PRIVATE GARDEN
- MODERN HOME THROUGHOUT











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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