



76 Gray Street, Elsecar, Barnsley, S74 8JL

Asking Price £200,000

Situated on the charming Gray Street in Elsecar, Barnsley, this beautifully presented three-bedroom semi-detached family home offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious and inviting large reception room, featuring a contemporary electric fire that adds a touch of warmth and elegance to the space.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which is thoughtfully designed with integrated appliances, making it ideal for both family meals and entertaining guests. This layout not only maximises space but also creates a sociable atmosphere for everyday living.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. The stylish bathroom is a further highlight, offering a modern sanctuary for relaxation.

Outside, the private rear garden is a delightful retreat, complete with a fire pit, perfect for enjoying summer evenings with family and friends. Additionally, the property benefits from off-street parking, ensuring convenience and ease for residents and visitors alike.

This home is not just a property; it is a lifestyle choice, offering a wonderful opportunity for families or individuals looking to settle in a friendly community. With its modern features and inviting atmosphere, this semi-detached house is sure to impress.

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Hallway

Reception room

13'7" x 13'5"

Kitchen / Diner

18'10" x 8'10"

Landing

Master bedroom

11'1" x 8'10"

Bedroom 2

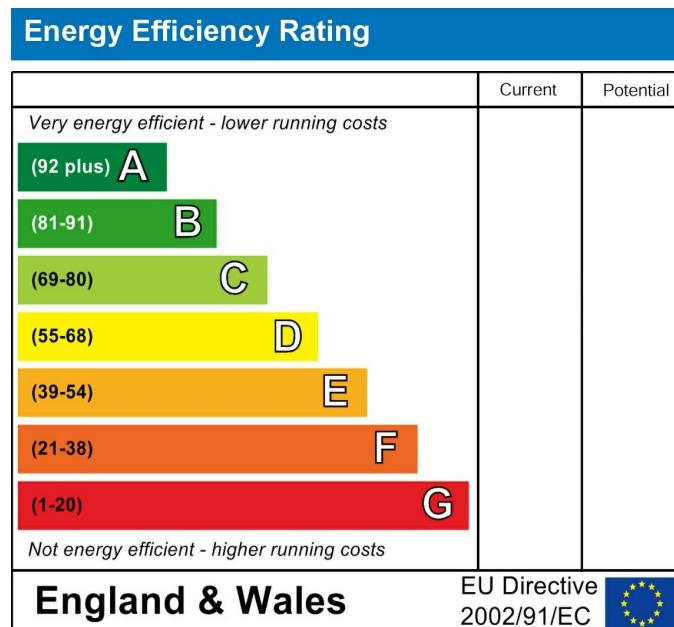
10'5" x 13'5"

Bedroom 3

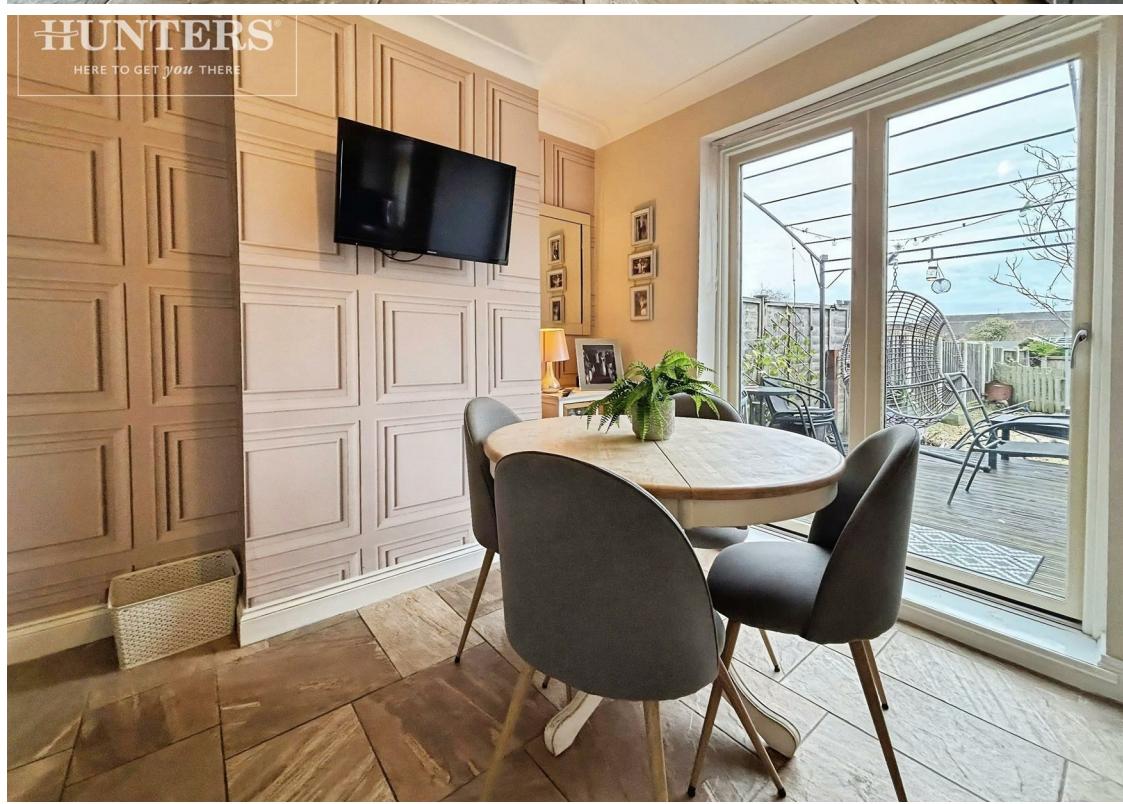
9'0" x 10'5"

Bathroom

5'10" x 5'1"



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.





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