

## Church Street, Barnsley

- Three Bedroom End Of Terrace Property
- Ideal For First Time Buyers and Investments
- Gas Central Heating
- Low Maintenance Rear Garden
- PVCu Double Glazing
- Close To Local Amenities and Transport Links

**Offers Over £120,000**

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# Church Street, Barnsley

## DESCRIPTION

Hunters would like to welcome to the market this lovely three bedroom end terrace property situated in Royston, Barnsley. Boasting from its off road parking to the rear, double glazing and gas central heating throughout and also its close proximity to amenities and commuter links.

Briefly accommodating a lounge, kitchen, bathroom, three bedrooms and a rear yard.

Call Hunters Estate Agents to arrange your viewing now and avoid disappointment.





## Lounge

12'10" x 11'6"

Entering the property via a PVCu door into the lounge with fitted carpet, an electric fire with feature surround, a wall mounted radiator and a front elevated PVCu double glazed window.

## Kitchen

13'1" x 14'9"

The kitchen is fitted with a range of wall and base units featuring integral appliances that includes an electric oven, a four ring electric hob with extractor fan over and an inset sink and drainer with mixer tap over. Also with vinyl finished flooring, a wall mounted radiator and a rear facing double glazed window.

## Bathroom

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with shower over. Also with a wall mounted towel radiator and an elevated double glazed window.

## Bedroom One

11'6" x 12'10"

The first bedroom offers fitted carpets, a wall mounted radiator and an elevated double glazed window.

## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

1-3 Church Street, Barnsley, S70 2AB

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## Bedroom Two

12'6" x 10'2"

The second bedroom provides fitted carpets, a built in storage cupboard, a wall mounted radiator and an elevated double glazed window.

## Attic Bedroom

11'2" x 13'5"

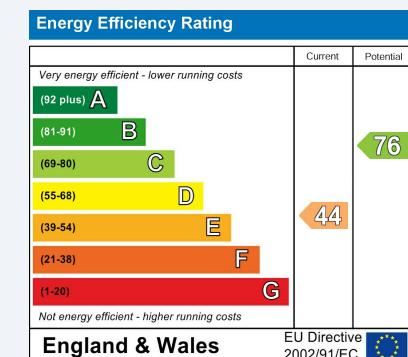
Located on the second floor is the attic bedroom providing fitted carpets, a wall mounted radiator and an elevated double glazed window.

## Outside

To the rear elevation provides off road parking and a low maintained concrete garden.

# 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.



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.

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