



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Oakroyd Crescent, Grimethorpe, Barnsley

## Offers Over £125,000



Located in the charming area of Grimethorpe, Barnsley, this delightful house on Oakroyd Crescent presents an excellent opportunity for those seeking a new home without the hassle of a vendor chain. The property boasts two generously sized double bedrooms, providing ample space for relaxation and comfort.

One of the standout features of this residence is its private garden, a perfect retreat for enjoying the outdoors, hosting gatherings, or simply unwinding after a long day. The garden offers a blank canvas for gardening enthusiasts or those wishing to create a personal outdoor sanctuary. The rear elevation also offers off street parking.

Conveniently located, this home is in close proximity to a variety of local amenities, ensuring that daily necessities and leisure activities are just a stone's throw away. Whether you are looking for shops, schools, or parks, everything you need is easily accessible, making this property an ideal choice for families and professionals alike.

In summary, this house on Oakroyd Crescent is a wonderful opportunity to acquire a well-located home with no vendor chain, two spacious bedrooms, and a private garden. It is perfect for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed residence. Do not miss the chance to make this lovely property your own.

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

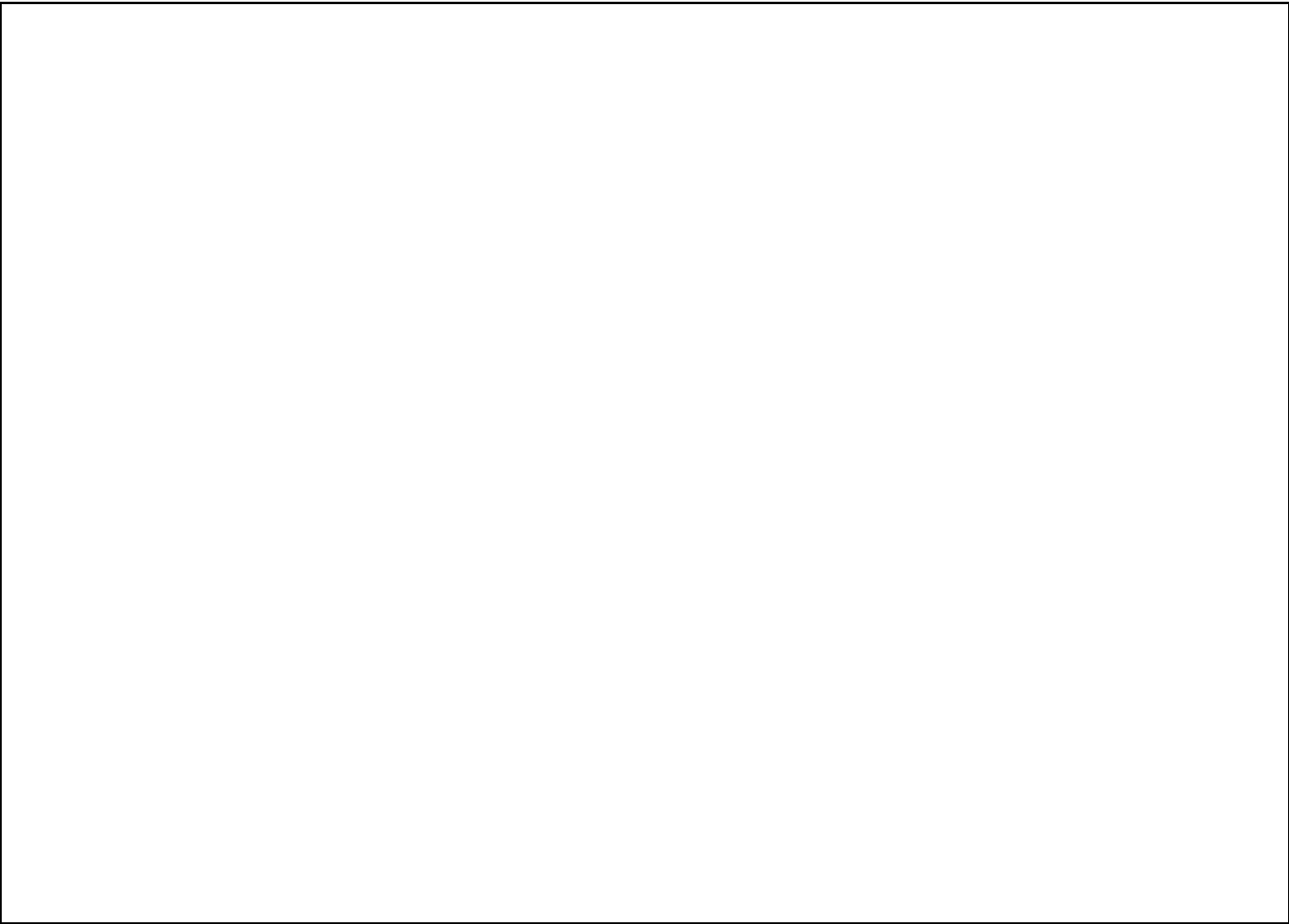
- NO VENDOR CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- MODERN HOME
- OFF STREET PARKING AT THE BACK OF THE PROPERTY











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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