

**HUNTERS®**

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49 Valley Grove, Lundwood, Barnsley, S71 5LJ

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£750 Per Month

Welcome to this charming two-bedroom apartment located in the desirable area of Valley Grove, Lundwood, Barnsley. This property is in great condition throughout, making it an ideal choice for those seeking a comfortable and modern living space.

As you enter the apartment, you will find a spacious open-plan living and kitchen dining area, perfect for entertaining guests or enjoying a quiet evening at home. The layout is designed to maximise space and light, creating a warm and inviting atmosphere.

The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located and is fitted with modern fixtures, ensuring a pleasant experience for residents.

One of the standout features of this property is the allocated parking space, offering convenience and peace of mind for those with vehicles.

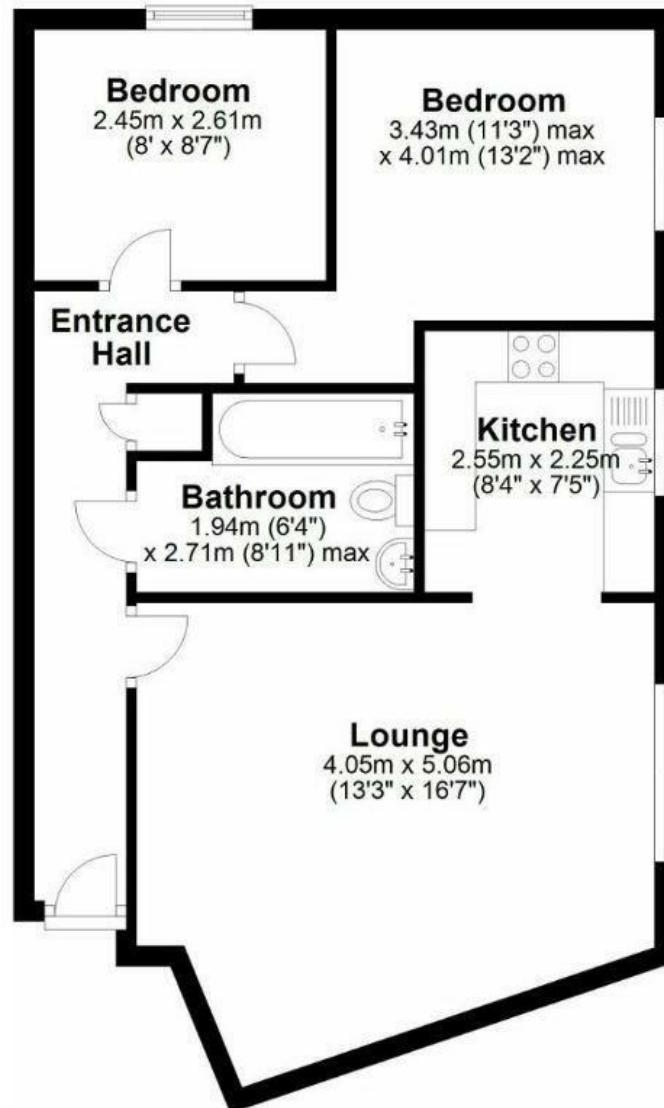
Situated in a peaceful neighbourhood, this apartment is well-connected to local amenities and transport links, making it an excellent choice for both professionals and families alike.

In summary, this two-bedroom apartment in Valley Grove is a fantastic opportunity for anyone looking to rent a stylish and well-maintained home in Barnsley. Don't miss your chance to make this lovely apartment your new home.

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

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## Ground Floor



Energy Efficiency 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			
England & Wales			

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

**Entrance hall****Lounge/ diner**

16'4" x 17'0"

**Kitchen**

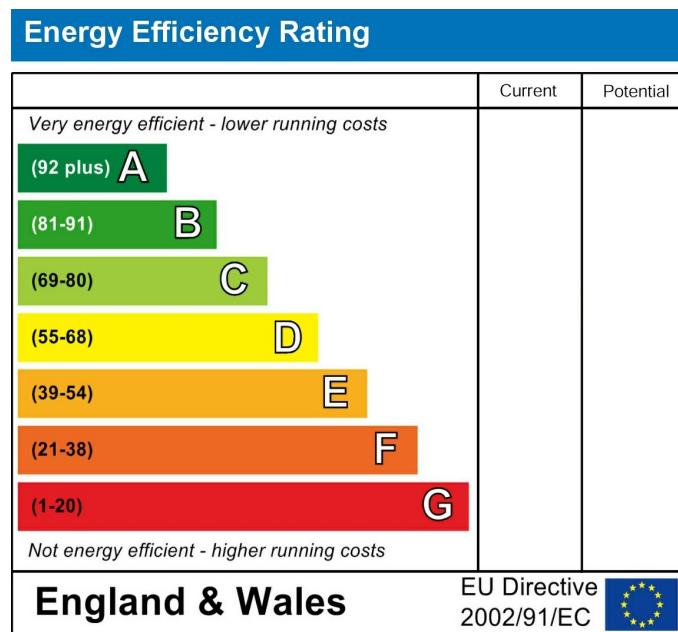
8'2" x 6'6"

**Bedroom one**

11'5" x 11'5"

**Bedroom two**

8'6" x 8'6"



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.









