

HUNTERS[®]
HERE TO GET *you* THERE



HUNTERS[®]
HERE TO GET *you* THERE

2 Leecrest House Doncaster Road, Barnsley, S71 5EH

2 Leecrest House Doncaster Road, Barnsley, S71 5EH

Asking Price £110,000

Welcome to this charming two-bedroom apartment located on Doncaster Road in Barnsley. Spanning an impressive 764 square feet, this ground floor residence offers a delightful blend of modern living and comfort.

As you enter, you will be greeted by a lovely modern kitchen that seamlessly flows into a spacious reception room, perfect for both relaxation and entertaining. The open layout creates a warm and inviting atmosphere, making it an ideal space for family gatherings or quiet evenings at home.

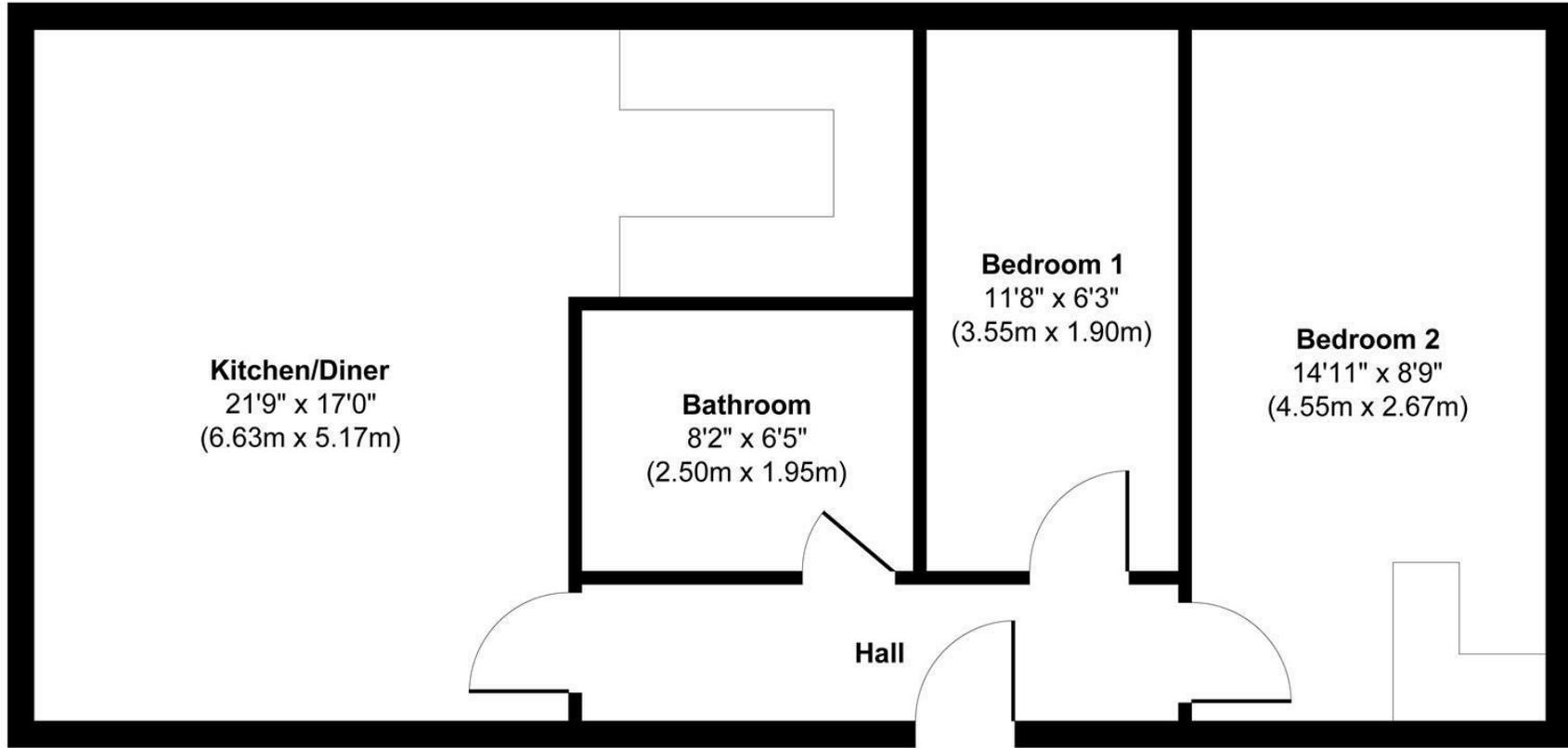
One of the standout features of this property is the absence of a vendor chain, allowing for a smooth and efficient purchasing process. The apartment is situated within a well-maintained building, complemented by communal gardens and internal areas that enhance the overall appeal of the residence.

For those who value security and convenience, the property includes secure remote gated parking with one allocated space, ensuring peace of mind for residents.

This apartment is not just a place to live; it is a home that offers a comfortable lifestyle in a desirable location. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in Barnsley. Do not miss the chance to make this lovely apartment your own.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

Leecrest House, Doncaster Road



Floor Plan

Approx. Gross Internal Floor Area 634 sq. ft / 58.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		

Enerance

Living room

Kitchen

Bedroom 1

Bathroom

Bedroom 2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

