

# HUNTERS

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18 Hartington Drive, Barnsley, S71 1QL

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## Asking Price £185,000

Located in the charming area of Hartington Drive, Barnsley, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious hallway that leads to a well-appointed modern kitchen diner, ideal for family meals and entertaining guests. The generous living room provides a welcoming space to relax and unwind, making it the heart of the home.

The property boasts two reception rooms, allowing for versatile use of space, whether it be for a formal dining area or a cosy sitting room. Upstairs, you will find three well-proportioned bedrooms, perfect for families or those needing extra space for guests. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily routines.

One of the standout features of this home is the stunning surrounding views, which can be enjoyed from various vantage points throughout the property. The private rear garden is a delightful retreat, complete with an outbuilding that can serve multiple purposes, whether as a workshop, storage, or a play area for children. Additionally, off-street parking for two vehicles at the front of the property adds to the convenience of this lovely home.

This semi-detached house is not just a place to live; it is a sanctuary that offers both comfort and style in a desirable location. With its modern amenities and beautiful outdoor space, it is an ideal choice for anyone looking to settle in Barnsley.

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**GROUND FLOOR**

**UPPER FLOOR**

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

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

England & Wales

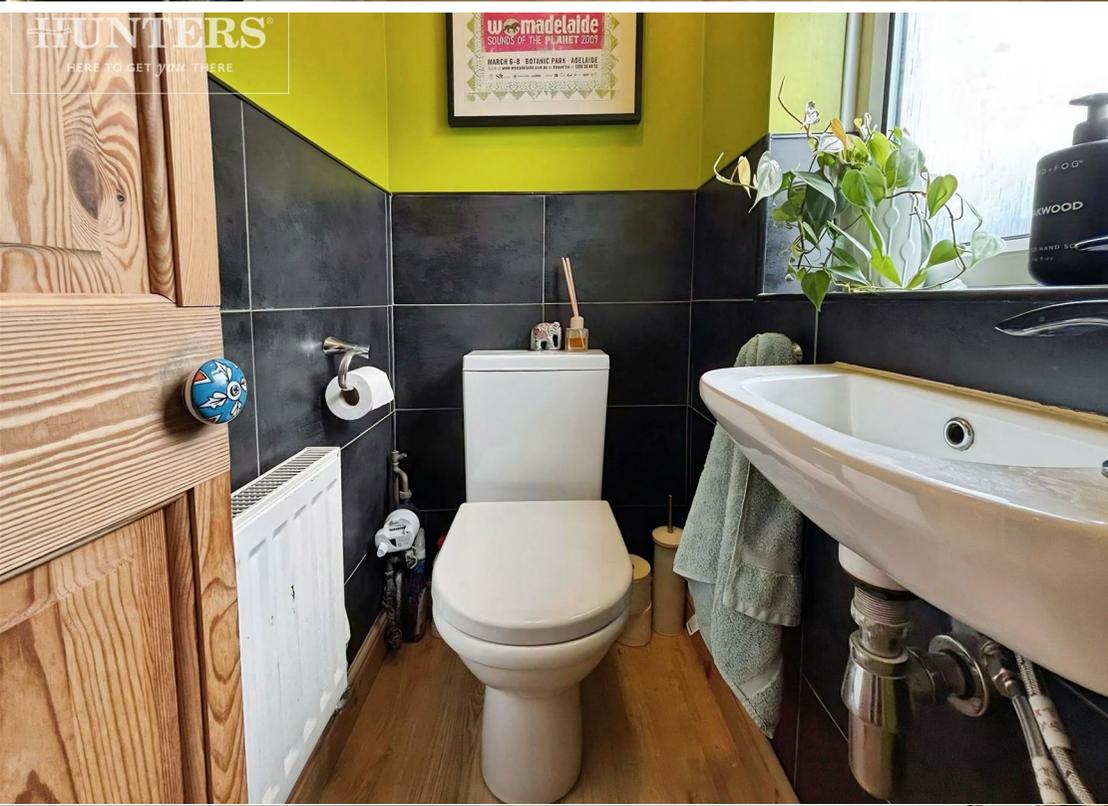
England & Wales

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<b>England &amp; Wales</b>	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.









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