



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





# Sunderland Terrace, Barnsley

## Offers In Excess Of £90,000



Sunderland Terrace, Barnsley, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. This three-storey home boasts two generously sized double bedrooms, providing ample space for comfortable living.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the property. The layout is both practical and inviting, making it an ideal setting for relaxation or entertaining guests. The well-appointed bathroom caters to all your needs, ensuring convenience for everyday living.

One of the standout features of this property is the lovely garden, offering a private outdoor space to enjoy the fresh air, perfect for gardening enthusiasts or simply unwinding after a long day.

The location is particularly advantageous, as it is close to a variety of local amenities, ensuring that all your daily needs are within easy reach. With no vendor chain, this property is ready for you to move in without delay.

Whether you are looking to invest in a buy-to-let opportunity or seeking your first home, this property on Sunderland Terrace is a fantastic choice that combines comfort, convenience, and potential. Don't miss the chance to make this charming house your new home.

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



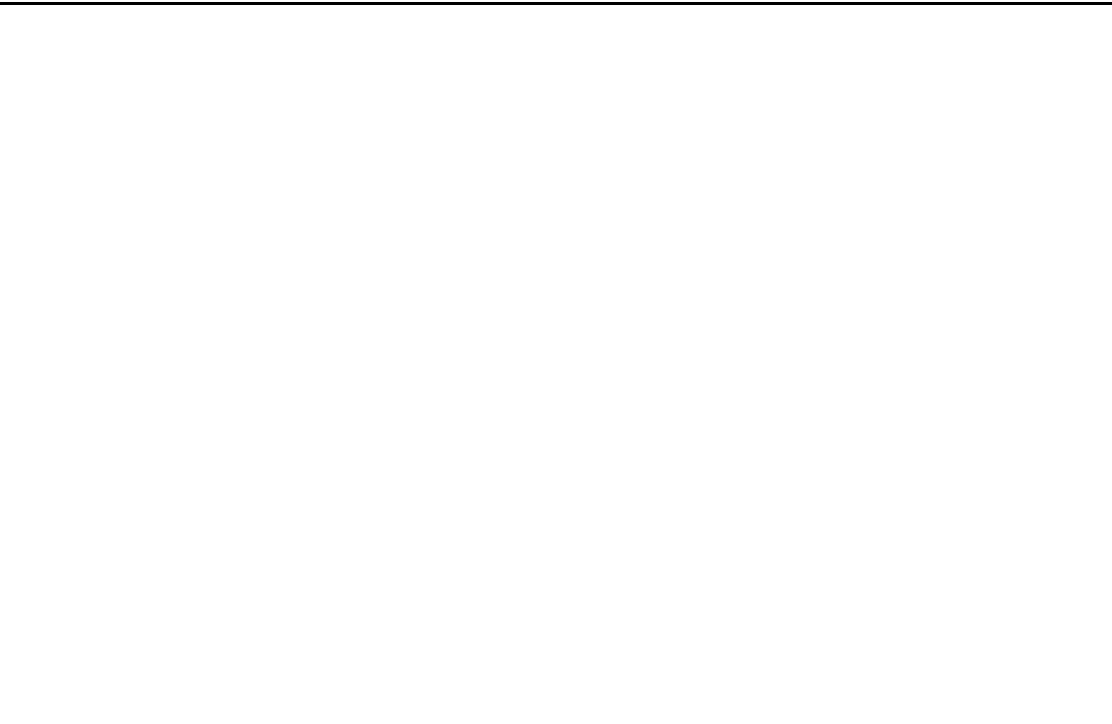
This Hunters business is independently owned and operated by 4sale2u (Barnsley) Ltd | Registered Address: 1-3 Church Street, Barnsley, S70 2AB | Registered Number: 7329342 England and Wales | VAT No: 106 9695 86 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

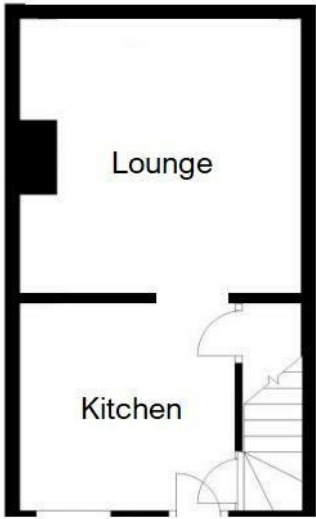
- NO VENDOR CHAIN
- TWO DOUBLE BEDROOMS
- THREE STOREY HOME
  - GARDEN
- IDEAL FOR BUY TO LET/ FIRST TIME BUYERS



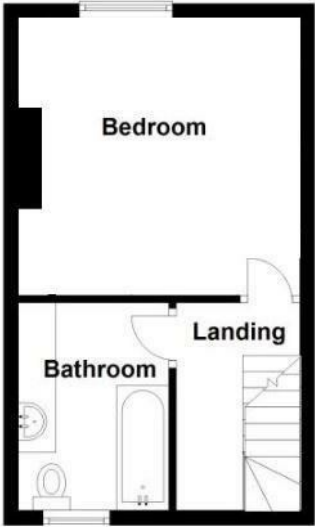




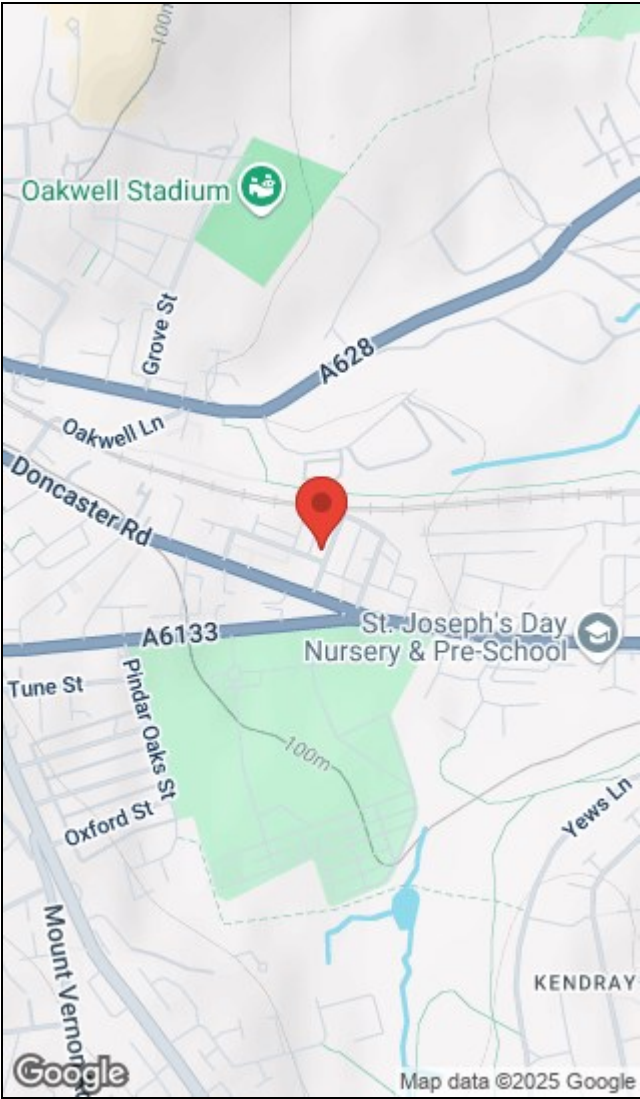
Ground Floor



First Floor



Second Floor



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		
		<b>88</b>			
		<b>55</b>			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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