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53 St. Johns Road, Barnsley, S70 1QU



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£175,000

St. Johns Road in the heart of Barnsley, this ultra-modern mid-terrace home offers a perfect blend of contemporary living and convenience. The property has been thoughtfully extended and is over four storeys, showcasing a high specification finish that is sure to impress.

Inside, you will find two spacious reception rooms, ideal for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guests, while the modern bathroom is designed with comfort in mind.

One of the standout features of this home is the private rear garden, a tranquil space perfect for enjoying the outdoors or hosting summer gatherings.

Location is key, and this property does not disappoint. It is within walking distance of Barnsley town centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, it is just a short drive from local schools, Barnsley Hospital, and the motorway, making it an excellent choice for families and commuters alike.

This home is a rare find in a desirable area, offering modern living in a vibrant community. Don't miss the opportunity to make it your own.

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This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters.
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance/ lounge

13'1" x 13'1"

Kitchen/ dining room

20'4" x 13'1"

Cellar

12'5" x 12'5"

Landing**Bedroom one**

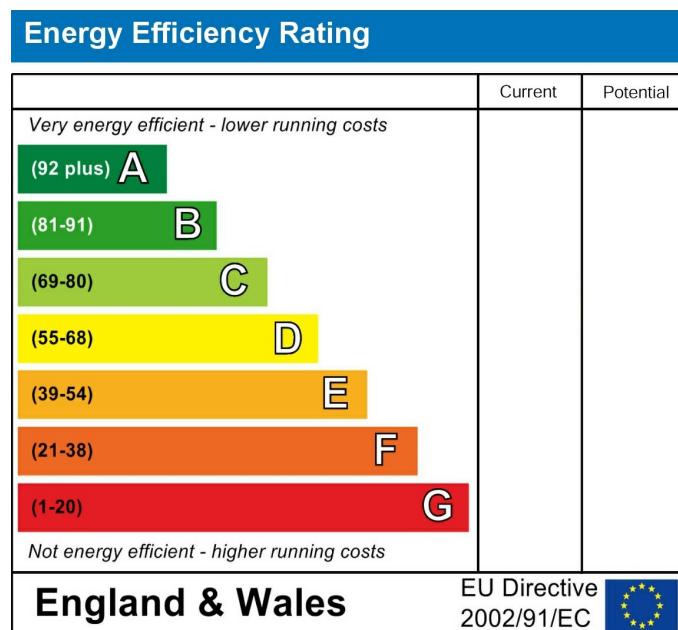
13'1" x 13'1"

Bedroom two

11'1" x 7'6"

Family bathroom**Bedroom three**

14'9" x 13'1"



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.

