



## Junction Street, Barnsley, S70 1UT

Two Bedroom Terrace Property | Ideal For Investments and First Time Buyers | PVCu Double Glazing  
| Gas Central Heating

Close To Local Amenities and Transport Links

**Asking Price: £39,999**

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

## Junction Street, Barnsley, S70 1UT

Hunters are offering to the market this two bedroom terrace property located in Barnsley, South Yorkshire. Briefly comprising a lounge, kitchen, two bedrooms and a bathroom. The property includes PVCu double glazing, gas central heating and a nearby location to Barnsley Town Centre, local amenities and transport links.

### LOUNGE

4.19m (13' 9") x 4.09m (13' 5")

Entering the property via a composite door into the lounge with laminate flooring, TV point, a wall mounted radiator and a front facing PVCu double glazed window.



### KITCHEN

4.4m (14' 5") x 2.6m (8' 6")

The kitchen is fitted with a range of wall and base units including an integral electric oven, four ring gas hob and an inset sink and drainer with mixer tap over. Also with partially tiled walls, vinyl finished flooring and a rear facing PVCu double glazed window.



### LANDING

The landing gives access to all rooms on the first floor.

### MASTER BEDROOM

4.19m (13' 9") x 4.19m (13' 9")

The master bedroom offers fully fitted carpets, a wall mounted radiator and a front facing PVCu double glazed window.



### BEDROOM TWO

2.4m (7' 10") x 2.4m (7' 10")

The second bedroom has fully fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

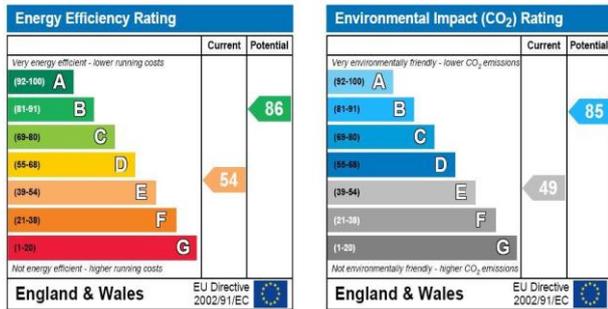


### BATHROOM

The house bathroom is fitted with a three piece suite including a low flush WC, pedestal wash hand basin and a panel bath. Also with fully tiled walls, a wall mounted radiator and an elevated PVCu double glazed window.



## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Saturday: 8am until Late

Sunday: Happy to arrange by appointment.

### THINKING OF SELLING?

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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#### DISCLAIMER

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.