



## 43 Derby Street

, Barnsley, S70 6ES

**Guide price £145,000**



# 43 Derby Street

, Barnsley, S70 6ES

**Guide price £145,000**



Nestled on Derby Street in the heart of Barnsley, this charming house presents an excellent opportunity for first-time buyers seeking a modern and convenient lifestyle. The property boasts a contemporary design throughout, ensuring a fresh and inviting atmosphere that is ready for you to move in and make your own.

One of the standout features of this home is its easy-to-maintain garden, perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep. Whether you envision a tranquil retreat or a space for entertaining friends and family, this garden offers versatility to suit your needs.

Location is key, and this property does not disappoint. It is within walking distance to Barnsley Centre, providing you with easy access to a variety of shops, restaurants, and local amenities. Additionally, for those who require quick travel options, the house is just a short drive from motorway links, making commuting a breeze. The proximity to a hospital further adds to the convenience of this location, ensuring that essential services are readily available.

In summary, this modern house on Derby Street is an ideal choice for first-time buyers looking for a blend of comfort, style, and accessibility. With its appealing features and prime location, it is a property that should not be missed.

### Living Room

This inviting living room features neutral walls and light wooden flooring that reflect the natural light streaming through a window, creating a bright and airy atmosphere.

### Kitchen

The kitchen boasts a fresh and contemporary style with sleek grey cabinetry and clean white work surfaces. Integrated appliances, including a built-in oven and a cooker hood, complement the practical layout. Space for a round dining table with four black leather-effect chairs provides a comfortable area for meals, while windows and a back door open to the garden, enhancing the sense of light and space.

### Bedroom 1

The main bedroom is a tranquil retreat decorated in soft neutral tones with a deep pile carpet underfoot. A window with white shutters allows ample natural light, while a white radiator cover adds a neat finish. The room offers a calm and restful space with simple, elegant furnishings.

### Bedroom 2

This cosy bedroom is painted in a calming pale blue. The carpeted floor and neutral accessories create a welcoming and practical room, perfect for a child or guest.

### Bathroom

The bathroom presents a clean and fresh look with a white suite comprising a bath, pedestal sink, and toilet. White tiles surround the bath area, complementing the stylish herringbone-patterned flooring in soft wood tones. A frosted window allows natural light while maintaining privacy, and a radiator adds warmth to the space.

### Bedroom 3

This spacious bedroom on the upper floor has a soft grey carpet and bright white walls that enhance the feeling of space. The distinctive arched alcoves and a skylight window add character and light, creating a peaceful and airy environment.

### Rear Garden

The rear garden is a private outdoor space featuring a neatly maintained artificial lawn bordered by fencing and climbing plants. The garden is enclosed, making it safe for children and pets alike.

### Rear Exterior

The back exterior of the property reveals a traditional red-brick terrace with a small fenced yard that leads to the rear garden. The garden gate provides secure access, and the space offers privacy from the neighbours. The door opens directly into the kitchen, connecting the outdoor area to the home's living space.

### Front Exterior

The front exterior of this charming terraced home features traditional stonework with a gated entrance leading to the front door. A low stone wall and mature shrubbery frame the pathway, enhancing the welcoming appearance of the property.



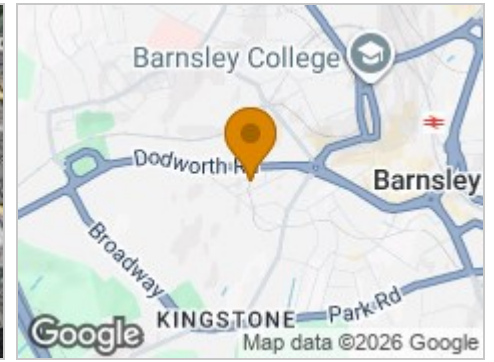
## Road Map



## Hybrid Map



## Terrain Map



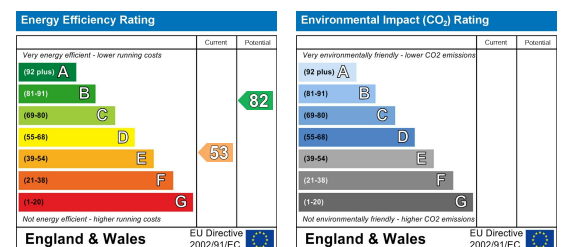
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.