

**Asking Price £70,000**  
**Princess Street, Barnsley, S70**



 **2**  
Bedrooms

 **1**  
Bathroom





A two bedroom end terrace situated within the heart of Barnsley. With an ideal short distance to the town centre and other nearby amenities; the property itself offers a lounge, kitchen, bathroom, two bedrooms and rear enclosed yard.

Attention all investors. G8 are proud to present to the market this two bedroom end terrace situated within the heart of Barnsley. With an ideal short distance to the town centre and other nearby amenities; the property itself offers a lounge, kitchen, bathroom, two bedrooms and rear enclosed yard.

Welcomed into the property via the entrance door into the lounge with fitted carpets, a wall mounted feature electric fire, a wall mounted radiator and a front facing double glazed window.

The kitchen is fitted with a range of wall and base units offering an inset sink and drainer with a swan neck mixer tap over, an electric oven with four ring electric hob and extractor fan over, a rear facing double glazed window and door accessing the yard.

The bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with shower over. Also with an elevated double glazed window and wall mounted radiator.

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

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

