



**£99,950**  
**Pindar Street**

BARNSLEY, S70 1XB

## PROPERTY SUMMARY

Situated in the heart of Barnsley on Pindar Street, this attractive terraced home offers an excellent opportunity for first-time buyers and investors alike. Extending to approximately 818 sq ft, the property provides well-balanced and practical accommodation throughout. The property welcomes you into a generous reception room, creating a warm and inviting space ideal for everyday living and entertaining. There are two well-proportioned bedrooms, one benefiting from fitted wardrobes which offer excellent storage without compromising space. A conveniently positioned bathroom completes the internal layout.

The property successfully blends character with modern-day practicality. Located close to excellent transport links, it is ideally placed for easy access to Barnsley town centre and surrounding areas, making it a convenient choice for commuters. Whether you are looking for a comfortable home or a solid investment opportunity, this well-presented terraced house represents a fantastic prospect and is sure to attract a wide range of interest.

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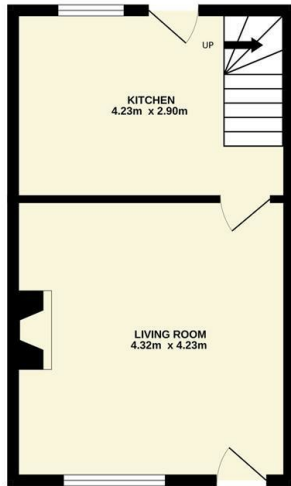


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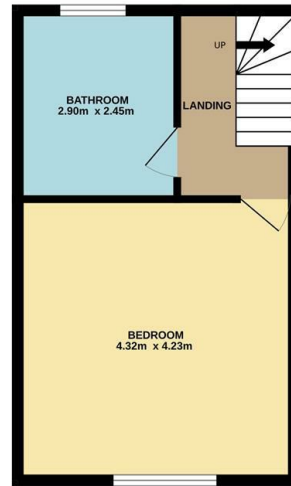




GROUND FLOOR  
29.9 sq.m. approx.



1ST FLOOR  
30.5 sq.m. approx.



2ND FLOOR  
14.8 sq.m. approx.



TOTAL FLOOR AREA: 75.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

Barnsley MBC

## EPC RATING

D

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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