



**Mysten Croft  
Barnsley  
South Yorkshire  
S75 1EP**

**Offers in Excess of £260,000**

**bettermove**



# Mysten Croft Barnsley

Bettermove are proud to present this 4 bedroom detached house set over three floors in Barnsley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and downstairs WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor has an additional bedroom and modern bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

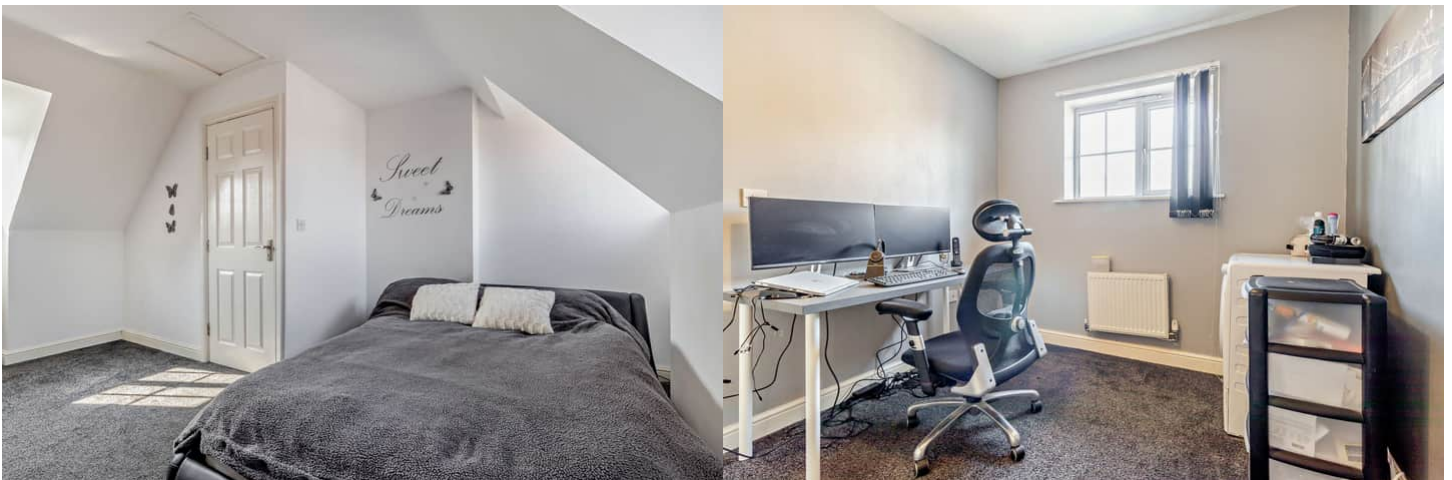
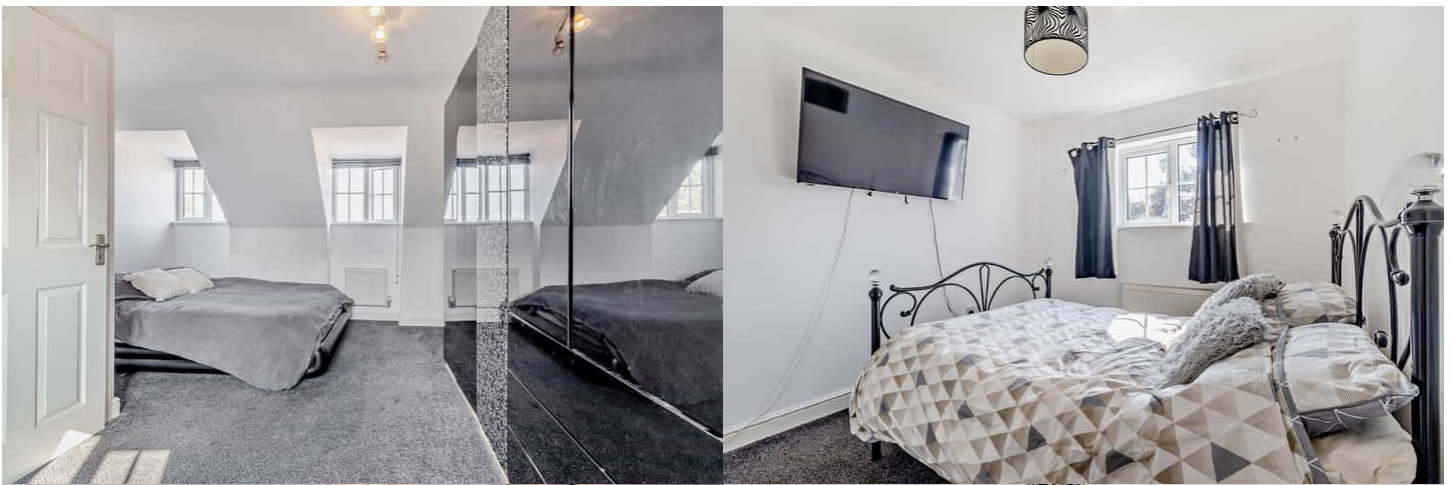
Located in the popular residential area of Wilthorpe, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and Barnsley Hospital. Excellent transport connections can be found from many local buses with direct links to Barnsley town centre, the A635 and Barnsley Train Station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

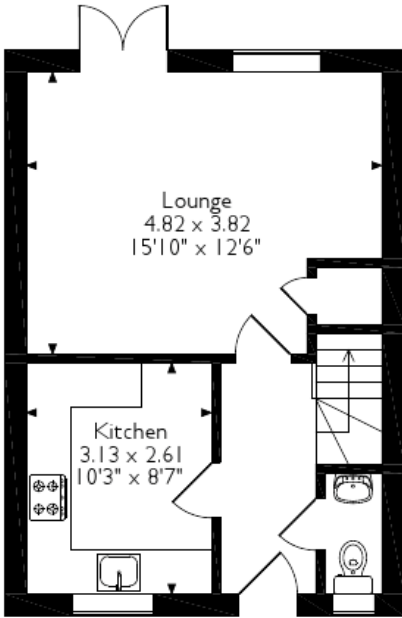
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

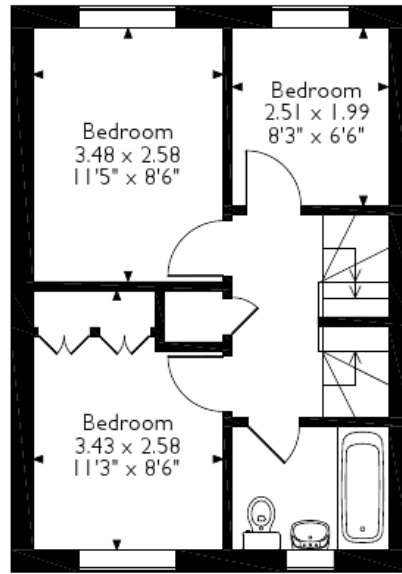


# Mysten Croft, Barnsley

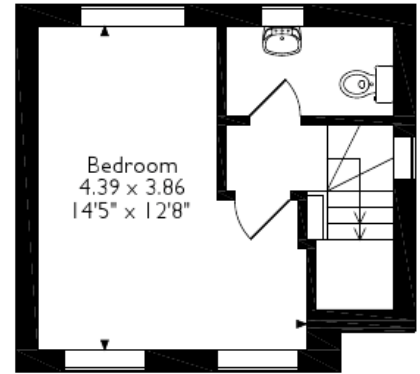
## Approximate Gross Internal Area 89 Sq M/958 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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