



PRICE GUIDE

**£99,950**

**Tarn House**

Union Street, Barnsley, S70 1HH



## PROPERTY SUMMARY

Welcome to Tarn House, a delightful ground floor apartment located on Union Street in the heart of Barnsley. This well-appointed property, built in 2008, offers a generous living space of 1,001 square feet, making it an ideal choice for both first-time buyers and those looking for a comfortable retirement home. The apartment features a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for personalisation. The property also includes a modern bathroom, designed for convenience and comfort. Accessibility is a key feature of this apartment, as it is equipped with wheelchair access, making it suitable for individuals with mobility needs. Additionally, the property benefits from parking for one vehicle, a valuable asset in this bustling area. Tarn House is ideally situated close to major motorways, providing excellent transport links for those who commute or enjoy exploring the surrounding regions. The reasonable service charges further enhance the appeal of this property, making it a sound investment opportunity. In summary, this apartment at Tarn House presents a unique blend of comfort, accessibility, and convenience, making it a perfect choice for anyone seeking a welcoming home in Barnsley. Whether you are looking to invest or settle down, this property is sure to meet your needs.

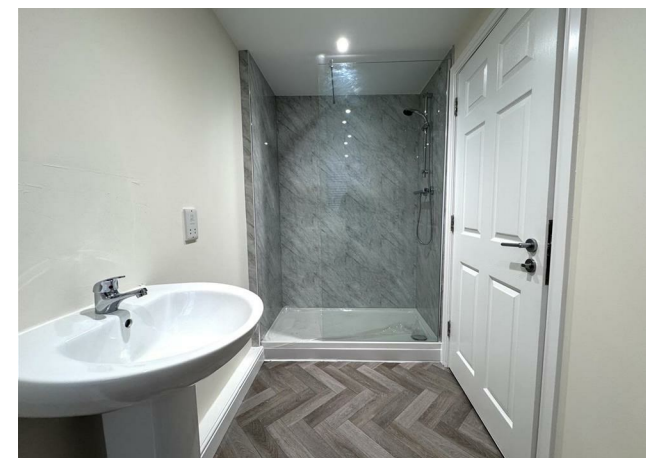
2



1



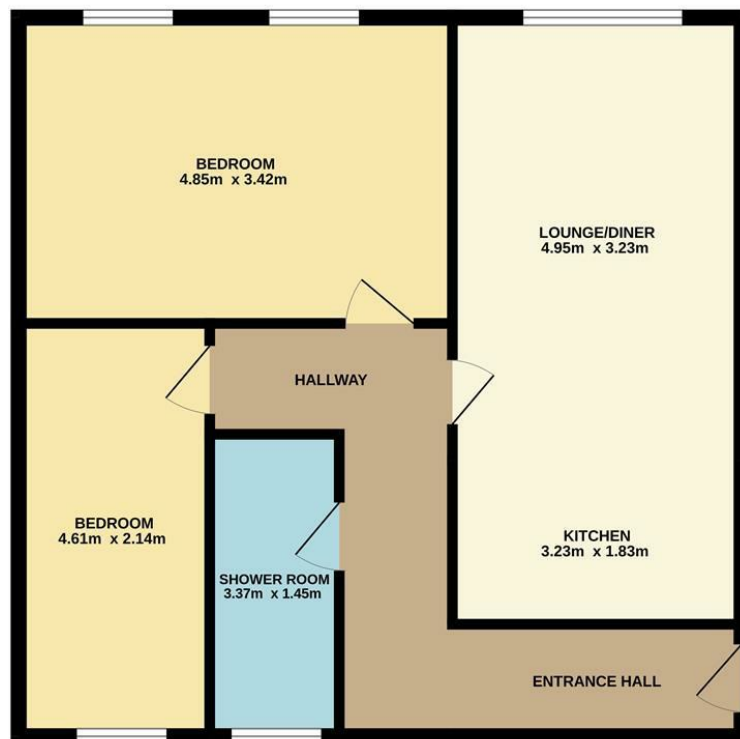
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GROUND FLOOR  
64.9 sq.m. approx.



TOTAL FLOOR AREA: 64.9 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

## TENURE

Leasehold

## EPC RATING

C

## 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                                   | 76                         | 76        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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



## OFFICE ADDRESS

208 Barnsley Road  
Cudworth  
Barnsley  
S72 8UJ

## OFFICE DETAILS

01226 771333  
property@psbarnsley.co.uk  
<https://www.psbarnsley.co.uk/>