



## 122 College House

Huddersfield Road, BARNSELEY, S75 1DS

£175,000



This stunning two-bedroom duplex apartment offers stylish, contemporary living, complemented by an impressive private outdoor space featuring high-quality composite decking, extending to approximately 52 sq ft—perfect for relaxing or entertaining.

Set within the highly sought-after College House development, this truly unique home is finished to a modern standard throughout and provides a fantastic blend of comfort and design.

Ideally suited to downsizers, those looking to retire, or professional couples, the property enjoys a prime location in a desirable area of Barnsley. With the town centre just moments away, a wide range of shops, cafes, and everyday amenities are conveniently right on your doorstep.



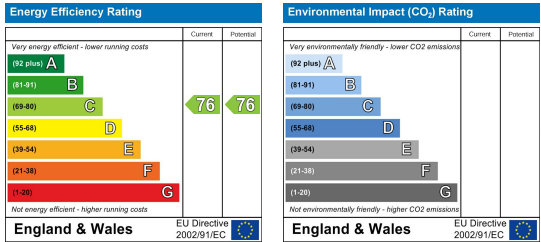
## Area Map



## Floor Plans



## Energy Efficiency Graph



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