

Saxton Mee



Dearne Hall Lane Barugh Green Barnsley S75 1FY
Guide Price £325,000

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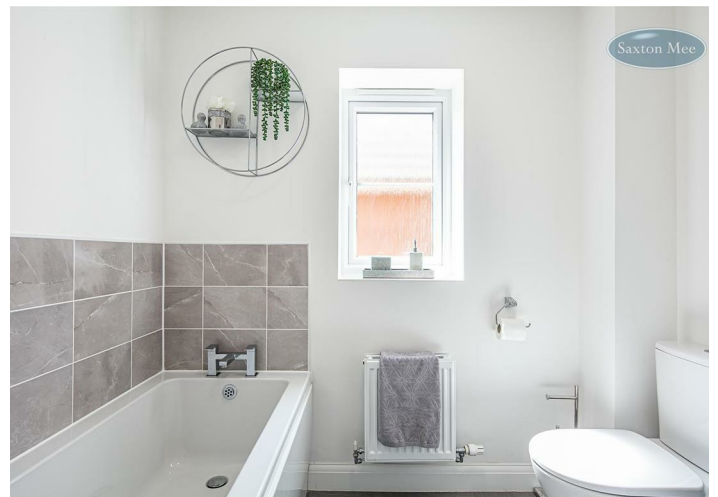
Barnsley S75 1FY

Guide Price £325,000

GUIDE PRICE £325,000-£335,000 ** FREEHOLD ** Welcome to Dearne Hall Lane, Barugh Green, Barnsley - a charming location for this stunning four bedroom, two bathroom detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Situated within close proximity of the village's many amenities including local shops, supermarket, public houses and restaurants in addition to the highly regarded Primary School. Ideally positioned for the daily commuter with convenient access provided to both Junction 37 and 38 of the M1 motorway. Tastefully decorated throughout the well presented living accommodation briefly comprises storm porch and front composite door which opens into the entrance hall with a downstairs WC and an under stair storage cupboard with space for a tumble dryer. There is access into the lounge and the kitchen/diner. The lounge has a bay window allowing lots of natural light, while the focal point is the media wall with electric fire. The open plan kitchen diner has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge, freezer, dishwasher and electric oven. There are uPVC French doors opening onto the rear garden and double doors opening to a useful utility area with plumbing for a washing machine. From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the loft space, the four bedrooms and the family bathroom. The master bedroom comes with the added benefit of an en suite shower room with WC and wash basin. The bathroom comes with a three piece suite including bath, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME WITH A LOUNGE & OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS & TWO BATHROOMS
- FULLY ENCLOSED REAR GARDEN, DRIVEWAY & GARAGE
- FANTASTIC NEW ESTATE WITH COMMUTER LINKS, AMENITIES & LOCAL SCHOOLS
- EPC RATING B, LOW ENERGY BILLS + APPROXIMATELY HALF OF THE NEW BUILD GUARANTEE LEFT





OUTSIDE

A driveway provides off-road parking and leads to the brick built detached garage with up and over door and benefits from electric and lighting. A gate then opens to the fully enclosed rear garden which has a patio, lawn and wooden decked area.

LOCATION

Situated in the desirable village of Barugh Green, within close proximity of the village's many amenities including local shops, supermarket, public houses and restaurants in addition to the highly regarded Primary School. Ideally positioned for the daily commuter with convenient access provided to both Junction 37 and 38 of the M1 motorway.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

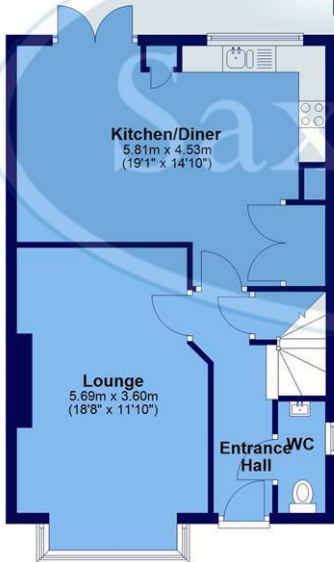
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

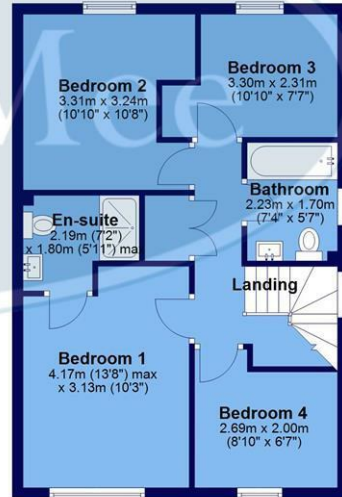
Ground Floor

Main area: approx. 52.7 sq. metres (567.5 sq. feet)
Plus garages, approx. 19.7 sq. metres (212.3 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Main area: Approx. 105.4 sq. metres (1134.6 sq. feet)
Plus garages, approx. 19.7 sq. metres (212.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		