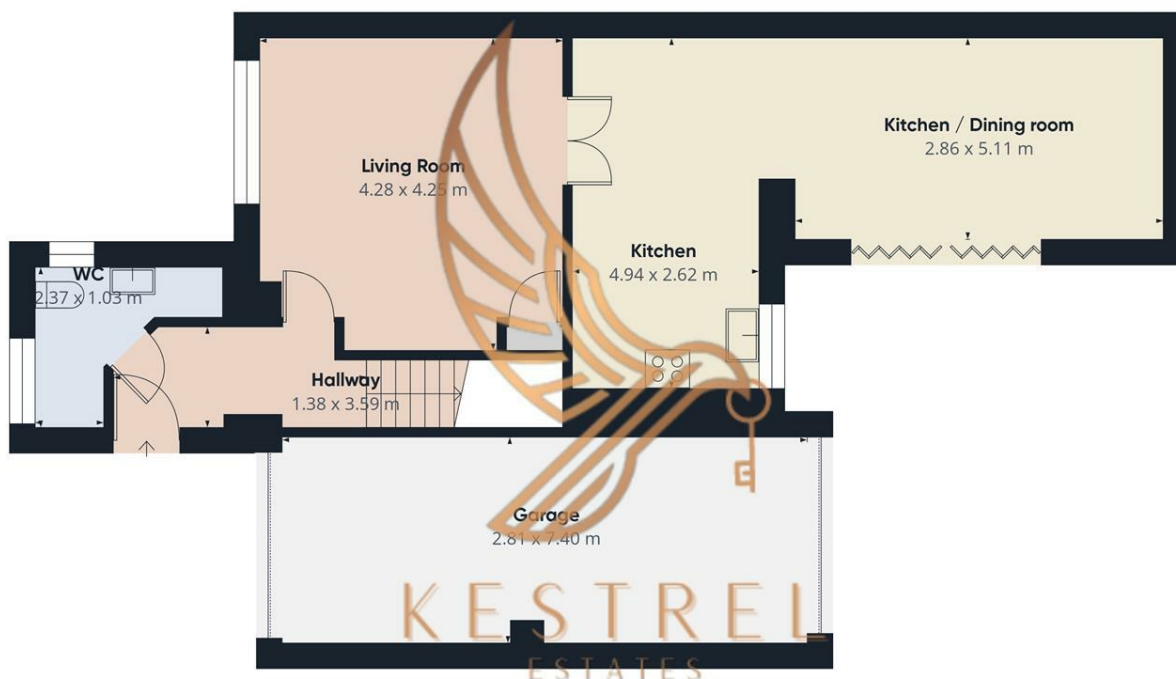


85 Newhill Road, Barnsley, S71 1XH

£295,000

- MUST SEE
- Extended 3 Bed Detached Home
- Stunning Kitchen/Diner
- Cosy Lounge
- 3 Bedrooms
- Off Road Parking
- Garage & Garden Room
- Great Location close to Schools, Amenities
- Solar Panels
- Offered with NO CHAIN



Approximate total area[®]
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	