



23 Barugh Lane

Barugh Green, Barnsley, S75 1LH

Price Guide £379,950



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Entrance

Kitchen

12'10" x 10'4" (3.92 x 3.15)

Sitting/Dining Room

18'3" x 14'0" (5.57 x 4.28)

Bedroom

18'3" x 12'0" (5.57 x 3.67)

Bedroom

18'3" x 10'11" (5.57 x 3.34)

Bedroom

16'2" x 10'1" (4.95 x 3.09)

Bedroom

9'11" x 14'7" (3.03 x 4.47)

Bathroom

10'4" x 6'8" (3.17 x 2.05)

Downstairs WC

4'11" x 4'7" (1.50 x 1.41)

Integral Garage

Outside

Key features

Modern & Stylish Design

Beautifully presented with contemporary architecture and high-end finishes throughout.

Laid Out Over Three Floors

Thoughtfully designed layout offering flexibility, privacy, and a sense of space across all levels.

Spacious Living with Ample Storage

Generously proportioned rooms and clever storage solutions throughout—ideal for modern family life.

Luxury Fixtures & Fittings

Upgraded throughout with premium materials and

attention to detail, offering a truly refined living experience.

Modern Kitchen

Fully fitted with high-spec appliances, sleek cabinetry, and ample workspace—perfect for home chefs and entertaining.

Multi-Fuel Central Heating

Efficient and versatile heating system for year-round comfort.

Private Driveway & Garage

Secure off-road parking with a private driveway and integral garage.

Secluded Rear Garden

Enjoy peace and privacy in the beautifully maintained rear garden—ideal for relaxing or hosting gatherings.

Excellent Commuting Links

Convenient access to major road networks and public transport, making commuting a breeze.

Close to Nature & Leisure

Just minutes from the scenic Cannon Hall Country Park and open countryside—perfect for walks, cycling, and family outings.

Vibrant Local Amenities

A short distance to popular restaurants, pubs, and cafes—ideal for enjoying a night out with great food and atmosphere.

Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit www.psbarnsley.co.uk

Thinking of selling?

If you are thinking of selling your home or just curious

to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth
Barnsley, S72 8UJ



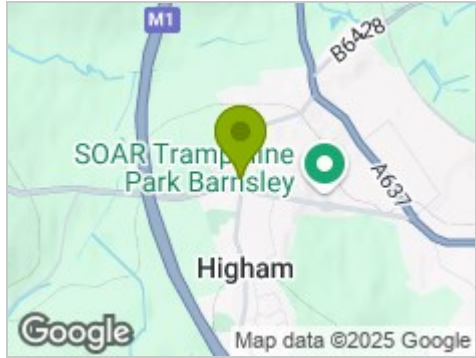
Road Map



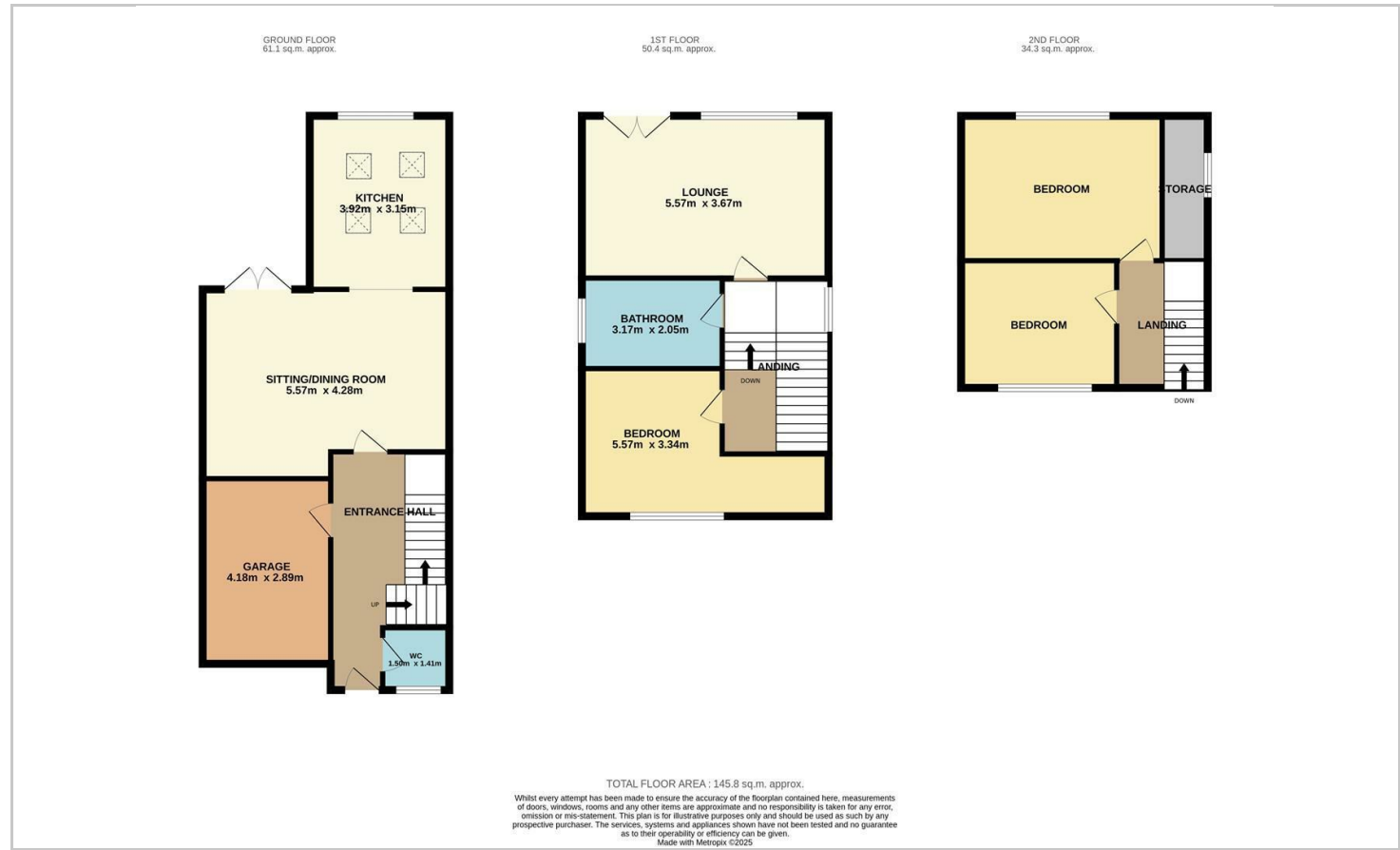
Hybrid Map



Terrain Map



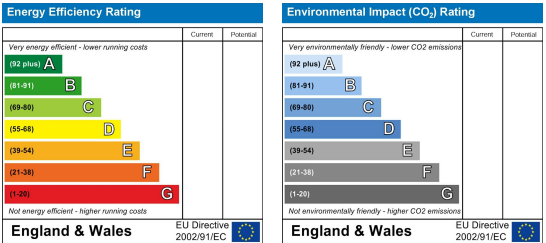
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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