



HUNTERS[®]
HERE TO GET *you* THERE

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Higham Common Road, Higham, Barnsley, S75 IPF Offers In Excess Of £450,000



Welcome to this stunning detached house located on Higham Common Road in the charming area of Higham, Barnsley.

As you enter the property through the grand electric gates, you are greeted by a spacious modern interior boasting two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The property features four bedrooms, making it ideal for a growing family or for those in need of extra space for a home office or guest room. The large private garden offers a tranquil retreat where you can unwind and enjoy the outdoors in the comfort of your own home.

Convenience is key with off-street parking and a garage, ensuring that you never have to worry about finding a parking space. Additionally, being local to excellent schools and all amenities, this property provides the perfect balance of peaceful living with easy access to everything you need.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



KEY FEATURES

- ENCLOSED PRIVATE PROPERTY
- ELECTRONIC ENTRANCE GATES
 - FOUR BEDROOMS
 - DETACHED FAMILY HOME
 - LARGE GARDEN
 - TWO BATHROOMS







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		

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			
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