



HUNTERS®

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6 Warner Road, Barnsley, S75 2HQ

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Guide Price £270,000

GUIDE PRICE £270,000 TO £280,000

Stunning Four-Bedroom Family Home in Desirable S75 Pogmoor, Barnsley

Situated in one of Barnsley's most sought-after locations, this beautifully presented four-bedroom, two-bathroom semi-detached home offers spacious and modern living ideal for growing families. Set in the heart of Pogmoor (S75), this home is perfectly positioned within walking distance of Barnsley Hospital and just a short drive from the town centre and motorway links—combining convenience with peaceful residential living.

Inside, the property boasts four generous double bedrooms, making it perfect for families seeking space without compromise. The stylish interior has been thoughtfully updated throughout, featuring a contemporary kitchen, bright and airy living areas, and modern bathrooms finished to a high standard.

To the rear, you'll find a large, private south/west-facing garden that enjoys sun throughout the day—ideal for relaxing, entertaining, or letting the kids play freely. The home also benefits from a garage and off-street parking, providing practicality and security.

This is a rare opportunity to secure a turn-key family home in a prime Barnsley location—contact us today to arrange your viewing.

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



Total area: approx. 126.4 sq. metres (1360.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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			
EU Directive 2002/91/EC		England & Wales	

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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England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









