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27 Hermit Lane, Higham, Barnsley, S75 1PL

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£1,300

In the charming area of Higham, Barnsley, this exquisite three-bedroom house on Hermit Lane offers a perfect blend of modern living and comfort. The property boasts a high specification throughout, ensuring that every detail has been thoughtfully considered.

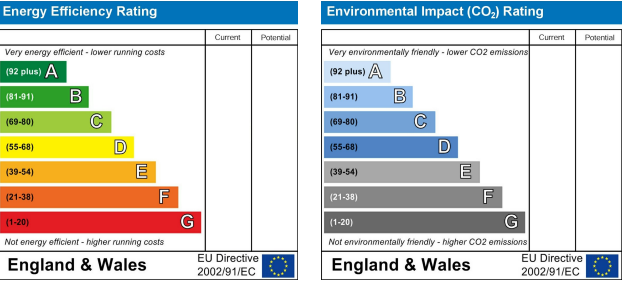
As you step inside, you will be greeted by very spacious rooms that create an inviting atmosphere, ideal for both relaxation and entertaining. The modern kitchen and dining area are designed to meet the needs of contemporary lifestyles, complete with a utility room for added convenience. This space is perfect for family gatherings or hosting friends, making it the heart of the home.

The house comes fully furnished, allowing you to move in with ease and start enjoying your new surroundings immediately. Each bedroom is generously sized, providing ample space for rest and personalisation.

Outside, the property features off-street parking, ensuring that you have a secure place for your vehicle. The large garden offers a wonderful outdoor space, perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months.

This delightful home on Hermit Lane is not just a property; it is a lifestyle choice, offering comfort, style, and convenience in a sought-after location. Whether you are looking to settle down or invest, this house is a fantastic opportunity that should not be missed.

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**Lounge**  
24'3" x 13'1"

**Kitchen/dinning**  
24'3" x 9'6"

**Utility**  
12'5" x 5'6"

**Bedroom 1**  
13'9" x 13'1"


**Bedroom 2**  
14'1" x 9'2"

**Bathroom**  
7'6" x 6'2"

**Office**  
10'9" x 9'10"

**Bedroom 3**  
22'11" x 14'1"

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	

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.



