

HUNTERS®

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17 Claycliffe Road, Barugh Green, Barnsley, S75 1LR

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£130,000

In the desirable area of Claycliffe Road, Barugh Green, Barnsley, this charming house presents an excellent opportunity for families and individuals alike. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The heart of the home is undoubtedly the large kitchen/diner, which offers ample space for cooking and dining, making it an ideal setting for family gatherings and social occasions. With three spacious bedrooms, there is plenty of room for everyone to enjoy their own personal space, whether it be for rest or study.

Additionally, the property features a well-maintained rear garden, providing a lovely outdoor area for relaxation or play. For those with multiple vehicles, the availability of additional parking spaces is a significant advantage, ensuring convenience for residents and visitors alike.

This house is not just a place to live; it is a home that offers comfort, space, and a sense of community in a sought-after location. With its appealing features and practical layout, this property is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this delightful house your new home.

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Lounge
12'1" x 11'9"

Kitchen/Dining
13'5" x 13'1",13'1"

Bedroom 1
14'9" x 11'9"

Bedroom 2
10'2" x 7'6"

Bathroom

Attic
15'8" x 20'3"

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.









