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19 Highstone Vale, Barnsley, S70 4LH

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Offers In The Region Of £150,000

This charming semi-detached home is ideally situated in the sought-after Highstone Vale area of Barnsley, offering versatile and spacious accommodation suited to families, professionals, or anyone seeking adaptable living spaces.

The property features high-quality finishes throughout, with bright, well-laid-out rooms that provide ample space for both relaxation and entertaining. Natural light floods in through large windows, enhancing the warm and welcoming atmosphere. Outside, a secure fenced garden offers a private outdoor space perfect for gardening, play, or unwinding.

Highstone Vale is a friendly and well-established neighbourhood with excellent access to local amenities, reputable schools, and convenient shopping and dining options. Commuters benefit from easy access to major road networks including the M1 motorway, and reliable public transport links to Barnsley town centre and beyond.

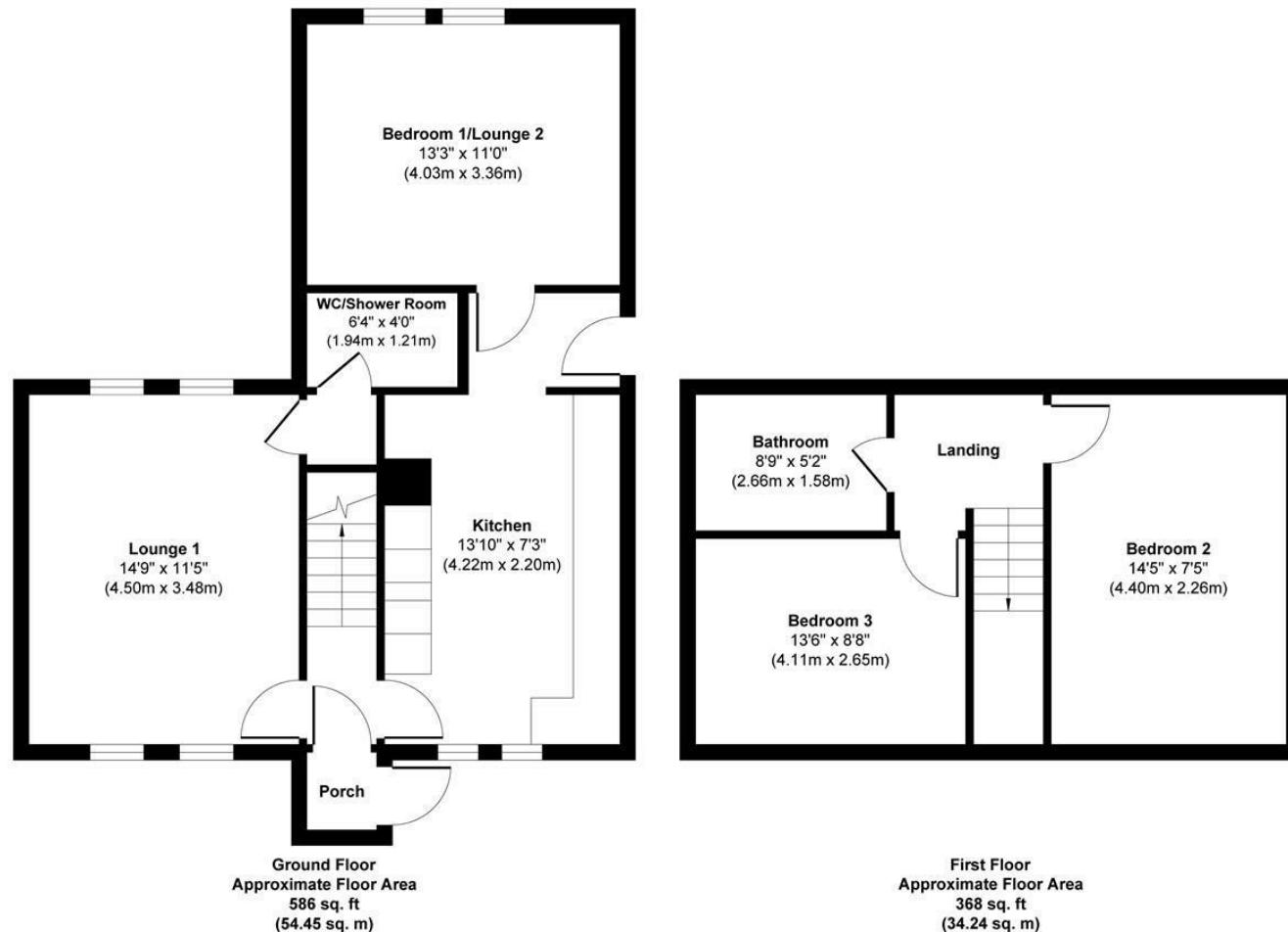
Nearby parks and green spaces provide opportunities for outdoor activities and family time, making this location both practical and appealing.

This home presents a fantastic opportunity to acquire a well-maintained property in a popular area, combining comfort, style, and practicality for modern living.

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## Highstone Vale



**Approx. Gross Internal Floor Area 954 sq. ft / 88.69 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

## Lounge

14'9" x 11'5"

This inviting lounge offers a bright and spacious setting, ideal for both relaxation and entertaining. Finished with elegant oak flooring and crisp white walls, the room enjoys a clean, modern aesthetic. A large window allows for plenty of natural light to flood the space, enhancing the room's airy feel. Additional features include a wall-mounted radiator, ensuring comfort year-round, and ample floor space to accommodate a variety of furnishings.

## Kitchen

13'10" x 7'2"

Stylish and well-appointed, the kitchen features matching oak flooring and counter-tops that bring warmth and character to the space. Sleek grey cupboards provide ample storage and complement the contemporary design, while a wood tile-effect back-splash adds a tasteful rustic touch. The kitchen is equipped with a modern electric hob, extractor fan, and two ceiling light fixtures for excellent illumination. A small window offers natural light, and the current layout comfortably accommodates both a breakfast bar and a dining table—perfect for casual meals or entertaining guests.

## Downstairs bathroom

6'4" x 3'11"

This modern downstairs bathroom is fully tiled from floor to ceiling, offering a clean and practical finish. It features a wet room-style shower with an open, walk-in design that flows seamlessly into the tiled floor—ideal for a minimalist and accessible layout. The room also includes a contemporary sink and toilet, making it a convenient and stylish addition to the home.

## Bedroom one

13'2" x 11'0"

Located on the first floor, this generously sized room is currently used as a double bedroom but was originally

designed as a second lounge. Featuring oak-effect laminate flooring, a wall-mounted radiator, and a window that provides natural light, the space offers excellent versatility. Whether used as a comfortable additional living area or a spacious double bedroom, it also provides ample room for storage or furnishings to suit your lifestyle needs.

## Bedroom two

7'4" x 14'5"

This stylish bedroom features a large horizontal window that fills the space with natural light, creating a bright and airy atmosphere. Finished with crisp white walls and a tasteful wallpapered feature wall, it offers a fresh and modern look. The room also benefits from durable laminate flooring and a wall-mounted radiator, providing both comfort and practicality—ideal as a main or guest bedroom.

## Bathroom

8'8" x 5'2"

The main bathroom features a clean and cohesive design, with matching wall tiles surrounding the bath and continuing down its side for a seamless look. A tiled back-splash above the distinctive square-panel style sink adds a stylish and practical touch. The space is finished with durable vinyl tile-effect flooring and includes a small window for natural light and ventilation. Functional and thoughtfully presented, it offers both comfort and character.

## Bedroom three

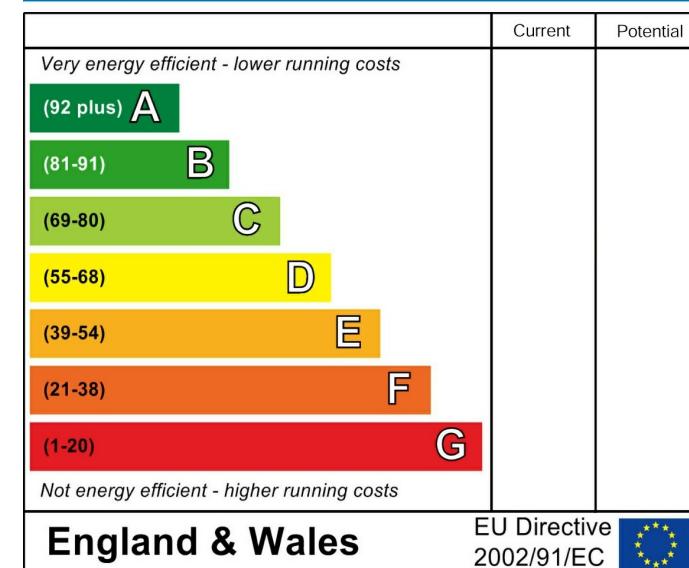
7'4" x 14'5"

This well-presented single bedroom features white walls and laminate flooring for a clean, modern feel. A wall-mounted radiator and window provide year-round comfort and natural light. Despite its compact size, the room offers space for essential furnishings along with additional storage, making it ideal for a child's room, guest bedroom, or home office.

## Garden

The property enjoys a wraparound garden to the rear, offering a mix of lawn and a raised decked seating area—perfect for outdoor dining or relaxing in the warmer months. While the grass is a little uneven in places, the space is fully enclosed and offers a great opportunity for personalisation, with plenty of potential to enhance or landscape to suit your needs.

## Energy Efficiency Rating



**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.

