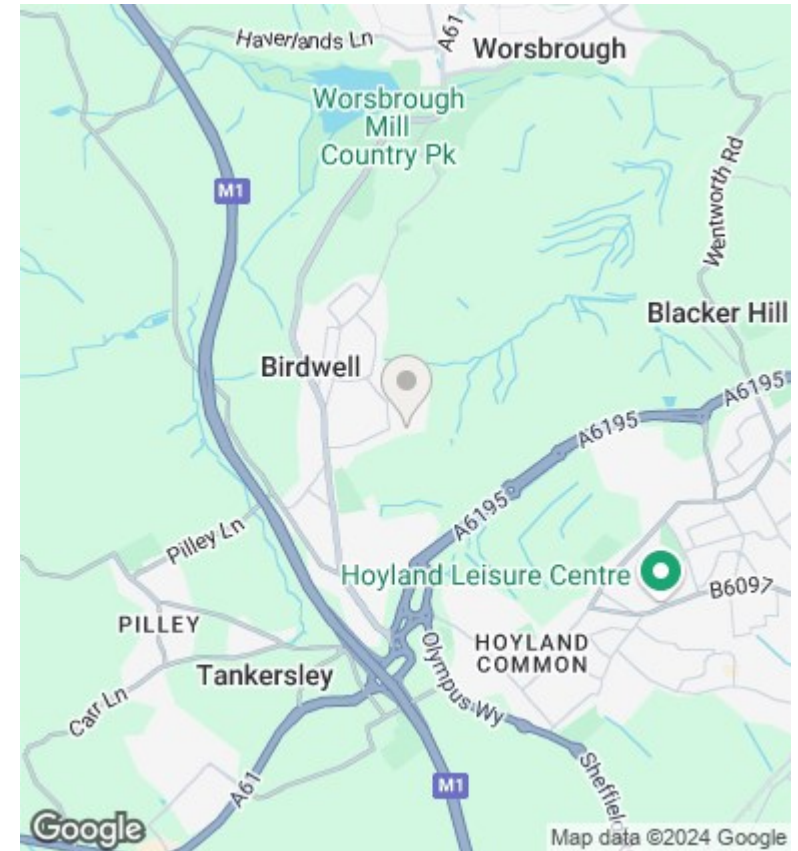
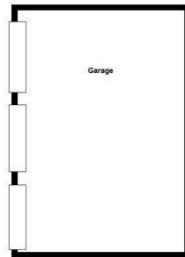
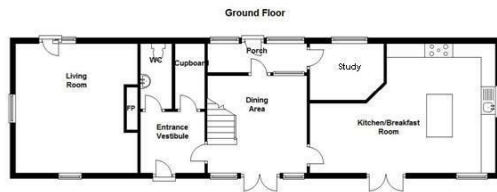
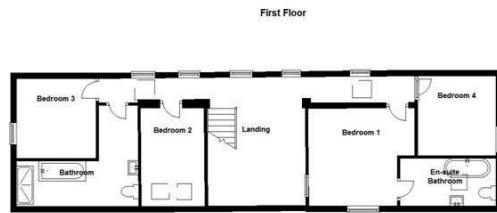




## The Granary Hay Green Lane, Birdwell, Barnsley, S70 5XE

£650,000

- GRADE 2 LISTED BARN CONVERSION
- CHARACTER STONE PROPERTY
- AMPLE GATED PARKING
- TRIPLE STONE GARAGE
- GARDEN SUMMERHOUSE WITH HOT TUB INCLUDED
- VIEWING ESSENTIAL!



## Directions

## Viewings

Viewings by arrangement only. Call 01226 799000 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	