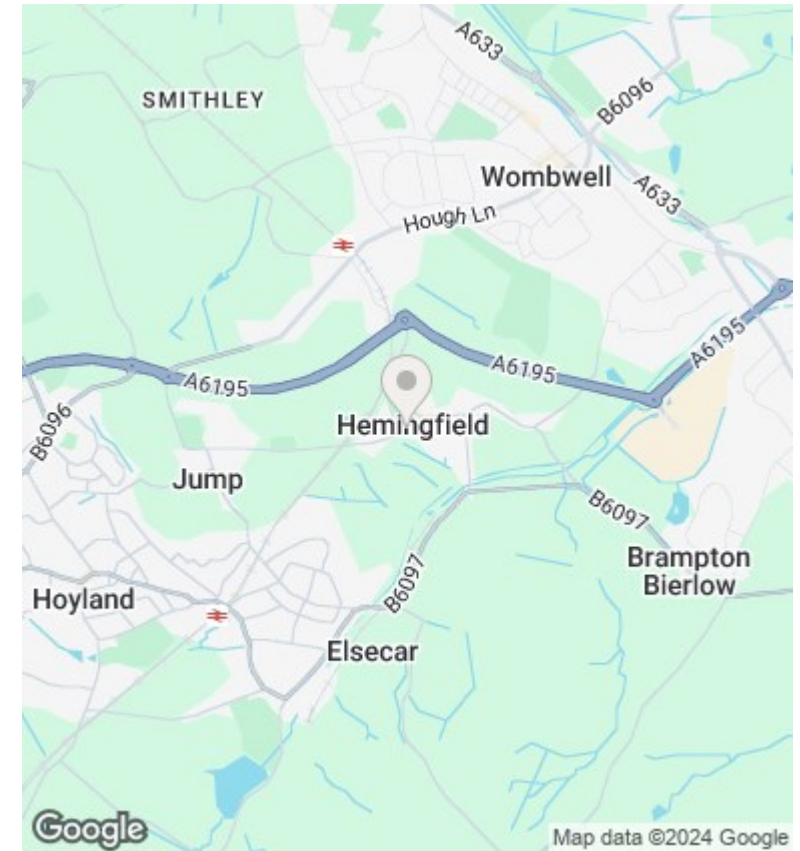
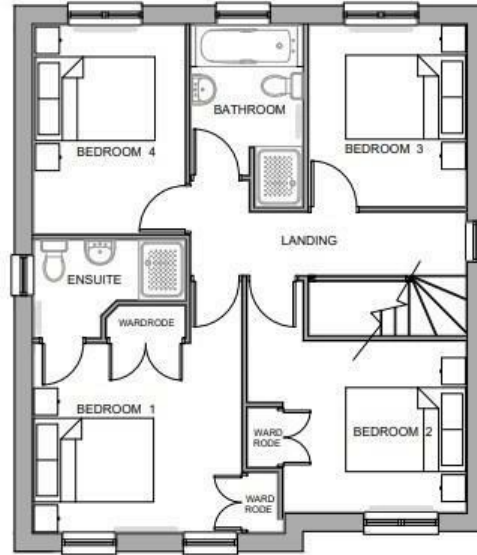
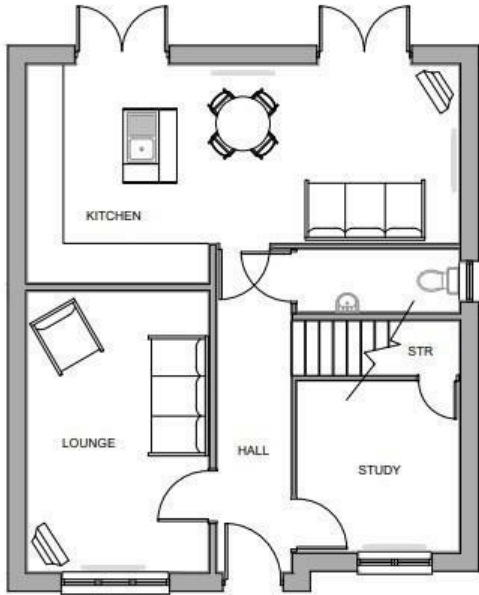




## (Plot 2), 3 The Hawthorns Cemetery Road, Hemingfield, Barnsley,

£345,000

- FINAL PHASE OF NEW HOMES NOW RELEASED
- CUL-DE-SAC LOCATION
- LARGE OPEN PLAN KITCHEN DINER & FAMILY ROOM
- FOUR BEDROOM DETACHED
- UNDERFLOOR HEATING TO GROUND FLOOR
- 10 YEAR PREMIER BUILD GUARANTEE
- SINGLE GARAGE
- SEPARATE STUDY ROOM



## Directions

Biz Space, Oaks Business Park Oaks Lane, Barnsley, S71 1HT  
01226 799000

## Viewings

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

## Council Tax Band

New Build

## EPC Rating:

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>		
(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	

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