



£280,000

TENURE : FREEHOLD

Northgate, Barnsley, S75

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 1

Stunning four-bedroom family home extremely well presented throughout

Spacious open-plan kitchen/diner with newly fitted modern kitchen (Nov 2025)

Generous living room with large bay window

Principal bedroom with en-suite shower room

Newly fitted boiler (Nov 2025)

Enclosed rear garden with terrace and lawned area

Movenowproperties.com LTD
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Website: <https://movenowproperties.com>

Movenowproperties are proud to present this beautifully presented four-bedroom family home, offering spacious accommodation across three floors in a highly sought-after residential location. Recently improved with a modern fitted kitchen and new boiler, the property is ready to move straight into and benefits from generous living space, a private driveway, and a fantastic enclosed rear garden, making it an ideal home for growing families.

Entrance Hall

Entering through the front door, you are welcomed into a bright and inviting entrance hall which provides access to ground floor accommodation and staircase rising to the first floor.

Living Room

Measurements: 15'5" x 12'10" (4.69m x 3.92m)

Situated at the front of the property, this spacious living room offers a warm and comfortable setting for everyday family living. With generous proportions and plenty of natural light, there is ample space for a range of furniture, making it an ideal room for relaxing or entertaining guests.

Kitchen/Diner

Measurements: 19'4" x 10'2" (5.90m x 3.11m)

Undoubtedly the heart of the home, this impressive open-plan kitchen/diner spans the full width of the property. Recently fitted with a stylish range of modern wall and base units, complemented by contemporary work surfaces, the kitchen provides excellent storage and preparation space. The dining area comfortably accommodates a family dining table, making it the perfect space for everyday meals, family gatherings and social occasions. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

First Floor Landing

The first-floor landing provides access to three bedrooms, the family bathroom and staircase leading to the second floor.

Bedroom Two

Measurements: 15'1" x 12'0" (4.59m x 3.66m)

A superb double bedroom positioned to the front of the property. Generously proportioned and beautifully presented, this room offers plenty of space for bedroom furniture and could also serve as an alternative principal bedroom if desired.

Bedroom Three

Measurements: 11'10" x 10'2" (3.60m x 3.10m)

Another excellent-sized double bedroom overlooking the rear garden, providing versatile accommodation suitable for family members, guests or a home office.

Bedroom Four

Measurements: 8'6" x 6'11" (2.60m x 2.10m)

Currently utilized as a nursery, this versatile room would also make an ideal single bedroom, dressing room, study or home office.

Family Bathroom

A modern family bathroom fitted with a contemporary suite comprising bath with shower over, wash hand basin and low-flush WC. Finished in a neutral style, creating a bright and practical space.

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Second Floor Landing

Providing access to the principal bedroom suite.

Principal Bedroom

Measurements: 13'9" x 9'1" (4.20m x 2.77m)

Measurements: 13'1" x 6'7" (4.00m x 2.00m)

Occupying the entire second floor, the impressive principal bedroom creates a private retreat away from the rest of the home. Offering excellent floor space and natural light, this room comfortably accommodates a range of bedroom furnishings.

En-Suite Shower Room

Serving the principal bedroom, the en-suite is fitted with a shower enclosure, wash hand basin and WC, providing convenience and privacy.

Outside

To the front of the property is a driveway providing valuable off-street parking.

The rear garden is a particularly attractive feature of the home, offering an excellent amount of outdoor space for families to enjoy. Fully enclosed for privacy and security, the garden benefits from a terrace seating area, ideal for outdoor dining and entertaining, together with a generous lawn providing plenty of space for children to play and families to enjoy throughout the year.

Location

Situated within a highly desirable and well-established residential area, the property enjoys excellent access to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Barnsley Hospital is within walking distance, while the town center is easily accessible. For commuters, the property is ideally positioned for convenient access to the M1 motorway network, making travel to Sheffield, Leeds and surrounding areas straightforward.

This fantastic family home combines spacious accommodation, modern presentation and a prime location, making it an opportunity not to be missed. Viewing is highly recommended.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

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Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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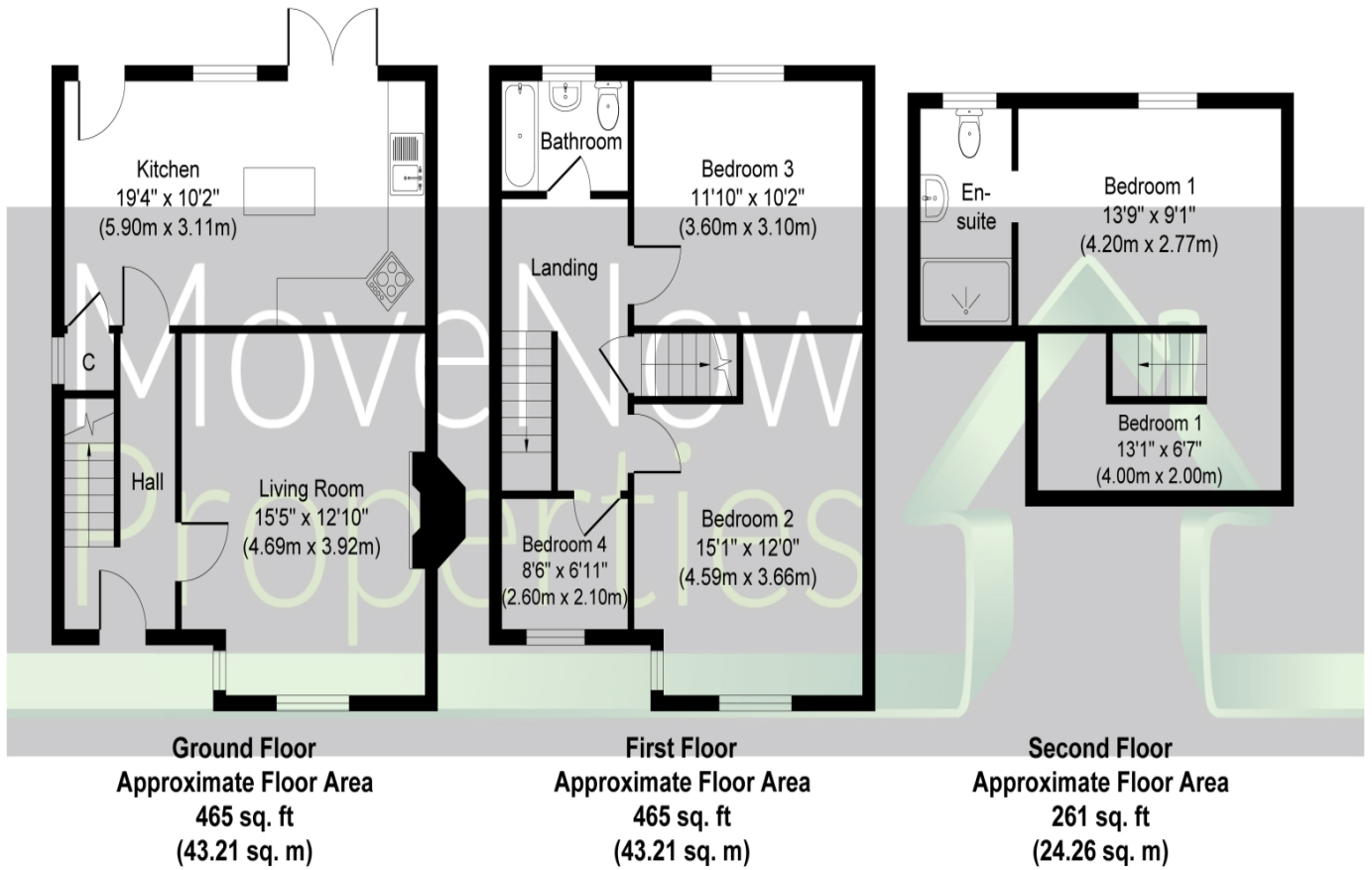




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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