



PRICE GUIDE

**£144,950**

**Carr Green Lane**

Mapplewell, Barnsley, S75 6DY

## PROPERTY SUMMARY

Situated in the ever-popular village of Mapplewell, Barnsley, this charming two-bedroom terraced home on Carr Green Lane offers a superb blend of character and modern-day comfort. Dating back to the early 1900s, the property retains a sense of charm while providing well-presented accommodation suited to modern living. Extending to approximately 775 sq. ft., the home features a welcoming lounge, ideal for relaxing or entertaining, along with two very generously sized bedrooms offering comfortable living space for first-time buyers, couples, or small families.

The property further benefits from a conveniently located bathroom and a practical layout throughout, making it both functional and inviting. Located within a sought-after area, Mapplewell is well regarded for its strong community feel and excellent amenities. With convenient transport links close by, Barnsley town centre and surrounding areas are easily accessible, making this an ideal choice for commuters. Whether you're looking to step onto the property ladder or searching for a home in a well-connected and desirable location, this delightful property is not to be missed.

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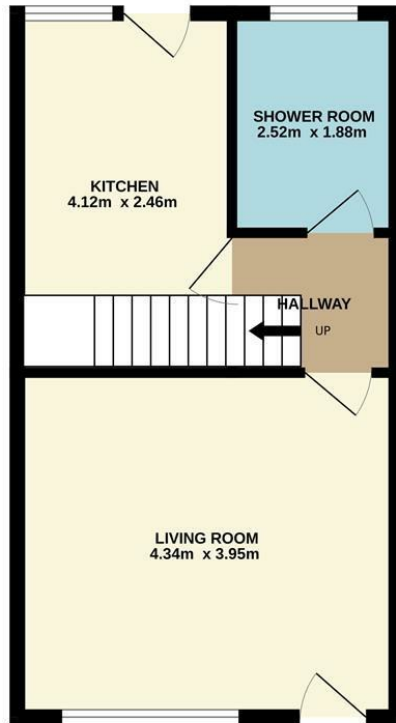


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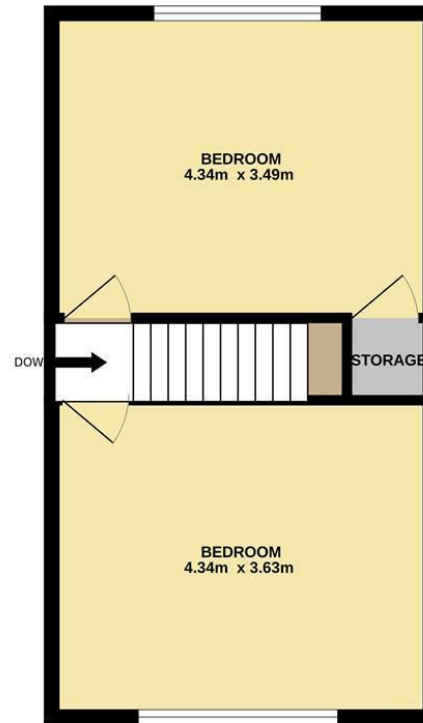




GROUND FLOOR  
35.1 sq.m. approx.



1ST FLOOR  
35.1 sq.m. approx.



TOTAL FLOOR AREA: 70.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## LOCAL AUTHORITY

Barnsley MBC

## TENURE

Freehold

## EPC RATING

D

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) A  |  |                            | 88        |
| (81-91) B  |  |                            |           |
| (69-80) C  |  |                            |           |
| (55-68) D  |  | 63                         |           |
| (39-54) E  |  |                            |           |
| (21-38) F  |  |                            |           |
| (1-20) G   |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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