

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

HERE TO GET *you* THERE

Common Road Common Road, Brierley, Barnsley, S72 9ED

Common Road Common Road, Brierley, Barnsley, S72 9ED

Offers Over £575,000

- NO VENDOR CHAIN

An exceptional three/four double bedroom, two-bathroom detached home, beautifully positioned on Common Road, Brierley, Barnsley, offering contemporary living finished to an ultra-high specification throughout, all set within a peaceful countryside location.

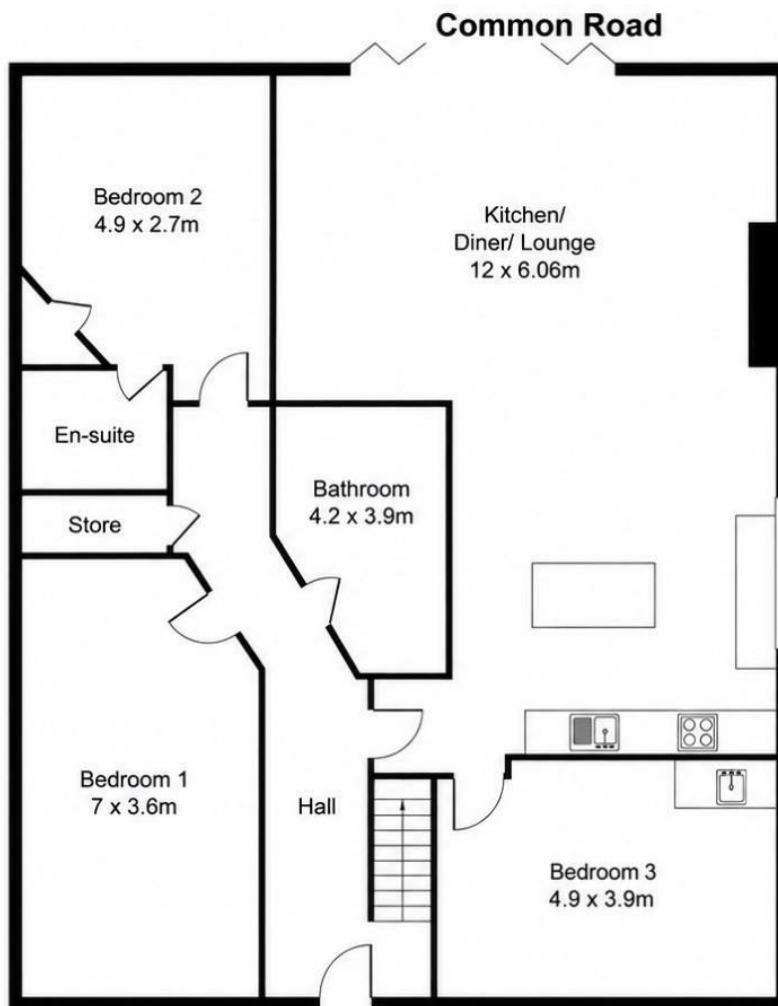
Upon entering the property, you are immediately struck by the quality and attention to detail. The heart of the home is the stunning open-plan kitchen/ diner/ lounge. This impressive living space is flooded with natural light and opens via bi-folding doors to the rear elevation, creating the perfect connection between indoor and outdoor living—ideal for entertaining or family life.

The property boasts three stunning double bedrooms, one with a large en-suite and one with a sink vanity. There is a stunning family bathroom finished to an exceptional standard. Every room reflects the contemporary design and premium finish that runs consistently throughout the home.

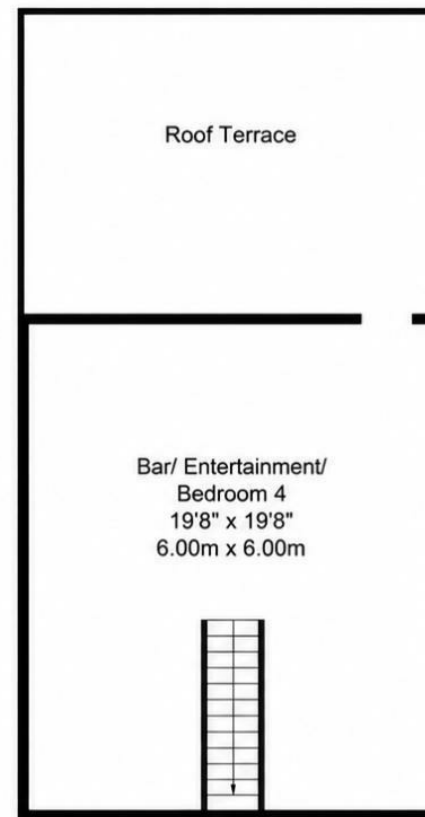
A standout feature is the first floor room, which has been transformed into a superb bar/entertainment room with potential to be fourth bedroom. This versatile space opens fully through bi-folding doors onto a 7.5m x7.5m private balcony terrace, offering breath-taking open views across the surrounding countryside—an ideal spot to relax, entertain, or simply enjoy the scenery. Externally, the property benefits from off-street parking for multiple vehicles, adding both convenience and practicality. The home is gas central heated and located in a quiet, sought-after setting, surrounded by open countryside while still offering easy access to local amenities and transport links.

This is a truly unique home that combines luxury, space, and location, and must be viewed to be appreciated!

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Ground Floor
Approximate Floor Area
1518 sq. ft
(141.08 sq. m)



Top Floor
Approximate Floor Area
451 sq. ft
(41.91 sq. m)

Approx. Gross Internal Floor Area 1969 sq. ft / 182.99 sq. m

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

Produced by Elements Property

Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Kitchen, Dining Room and Lounge

39'4" x 19'10"

Bedroom 1

22'11" x 11'9"

Bedroom 2

16'0" x 8'10"

En Suite

Bedroom three

13'9" x 12'9"

Family bathroom

13'9" x 12'9"

Bar/ Entertainment Room (Bedroom 4)

19'8" x 19'8"

Balcony with outdoor seating area

24'7" x 24'7"

Energy Efficiency 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		
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.









