

Bourne Morton Drive, Ingleby
Barnsley



£165,000

IH INGLEBY HOMES





Built to the especially popular 'Mosely' design, and a great example of its kind, this modern property delivers attractive accommodation over three levels.

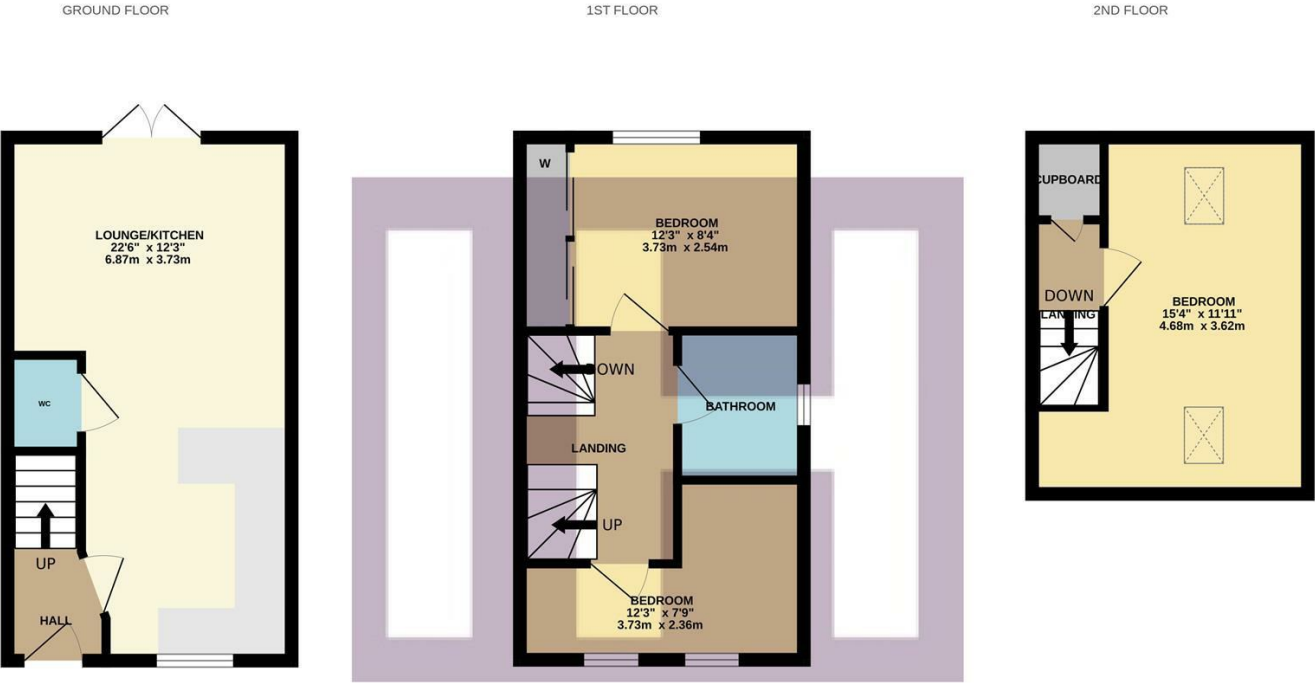
Situated within the sought-after 'Rings' development of Ingleby Barwick, with fantastic local amenities and schooling, whilst enjoying a generous, fence enclosed and southerly rear garden with shed, near end patio and large well-tended lawn, double off-road parking to the front, and EV charging point.

Internally, the ground floor brings an entrance hall, a contemporary open-plan kitchen/living space, with modern kitchen and breakfast bar, whilst 'French' doors access the garden from the lounge end, cloakroom/WC off.

The first floor delivers two bedrooms, the larger rear with mirror fitted robes, and a modern family bathroom in between. A further generous double bedroom occupies the second floor, with a useful storage closet on the landing.



The Layout



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		94	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band:
Tenure:

B
Freehold



- Favoured 'Rings' location
- Accommodation over three levels
- Impressive open-plan kitchen/living space
- Generous southerly rear garden, double off-road parking
- Three bedrooms, one with mirror fitted sliding robes
- Early viewing advised



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