



# Pogmoor Road, Barnsley

Offers In Region Of £180,000

3 1 0



A well presented, three bedroom mid terrace home over three floors, commanding a popular location within Barnsley - walking distance to Barnsley Hospital. Benefitting from a garden and off road parking to the rear - a rarity in this location.

The accommodation incorporates a lounge and open plan breakfast kitchen on ground level with access down into a useable cellar. On the first floor, the family bathroom along with two bedrooms are located with a staircase then rising to the third floor, home to the master bedroom commanding far reaching views.

Located in one of the popular locations of Barnsley, local services in abundance including Barnsley Hospital and being close to the M1 motorway ensuring convenient access throughout the region.

#### Externally

To the rear aspect of the property a driveway provides very useful off road parking, behind gates and there is a pebbled area featuring various shrubbery. Further down the rear garden there is a decking area on a higher level that provides a useful area to sit out in.

#### Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - TBC. EPC Rating - TBC. Fixtures and fittings by separate negotiation.

**IMPORTANT INFORMATION 1967 & MISDESCRIPTION ACT 1991 -** When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas



- THREE BEDROOMED PROPERTY OVER THREE FLOORS
- USEFUL AND VERSATILE CELLAR SPACE
- MASTER BEDROOM ON THE THIRD FLOOR
- ENCLOSED REAR GARDEN WITH A USEFUL DECKING AREA
- NO UPWARD CHAIN
- BENEFITTING FROM RARE OFF ROAD PARKING
- TWO BEDROOMS AND BATHROOM ON FIRST LEVEL
- FAR REACHING VIEWS AT THE REAR OF THE PROPERTY
- WALKING DISTANCE TO BARNESLEY HOSPITAL
- CLOSE M1 MOTORWAY NETWORK



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