

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Higham Common Road

Higham, S75 1PF

£900 Per Calendar Month



AVAIL NOW! Nestled on Higham Common Road in Barnsley, this charming three-bedroom stone cottage offers a delightful blend of modern comforts and traditional character. Recently refreshed with neutral decorations, the property boasts a contemporary kitchen and bathroom, ensuring a stylish and functional living space for you and your family.

The cottage features a welcoming reception room, perfect for relaxing or entertaining guests. Each of the three bedrooms provides ample space, making it ideal for families or those seeking a home office. The sizeable garden at the rear is an easily management, wonderful outdoor retreat, offering plenty of room for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available to the rear, providing off road parking for one car.

Location is key, and this property does not disappoint. It is conveniently situated just minutes from the M1 motorway, allowing for easy access to surrounding areas. Direct roads lead into Barnsley, where you can find a variety of amenities, shops, and services. Furthermore, the good bus routes nearby make commuting and exploring the local area a breeze.



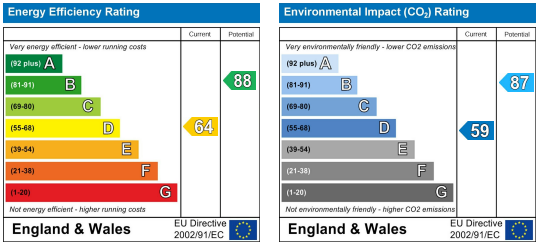
Area Map



Floor Plans



Energy Efficiency Graph



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.

**THINKING OF SELLING?** 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.