



£170,000

TENURE : FREEHOLD

Greenset View, Barnsley, S71

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Three-bedroom semi-detached family home

Two reception areas

Boiler fitted in 2025

Substantial enclosed rear garden

Solar panels owner outright for better energy efficiency

Potential to extend

Movenowproperties.com LTD
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Website:

**MoveNow
Properties**

MoveNowProperties are proud to present this three-bedroom semi-detached family home, offering generous living accommodation, a substantial rear garden and excellent potential for further improvement. The property benefits from two reception rooms, a boiler fitted in 2025 and a useful range of storage spaces. Ideally suited to family life, the property also enjoys a pleasant position backing onto the bankings, providing easy access to nearby walking routes. There is also potential to extend, subject to the necessary planning permissions.

Entrance Hall

Welcoming you into the property is a bright entrance hall featuring a UPVC external door, radiator and double-glazed window overlooking the side.

The hall benefits from tiled-effect vinyl flooring and provides access to both the living room and kitchen/dining room. A useful under-stairs cupboard provides additional storage and houses access to the property's electrics.

Stairs rise to the first floor.

Living Room

Measurements: 13' 5" x 12'1" (4.09m x 3.68m)

The spacious living room enjoys a pleasant outlook over the front of the property through a double-glazed window.

The room features an electric fire with surround, vertical radiator and attractive herringbone-style vinyl click flooring, creating a comfortable and inviting space for relaxing.

Kitchen

Measurements: 9'9" x 9'3" (2.98m x 2.82m)

The kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. There is a 1.5-bowl sink and drainer with mixer tap, gas hob with cooker hood above and integrated oven.

Space is also provided for a fridge freezer, together with plumbing for either a washing machine or dishwasher. The kitchen opens through to the dining area, creating a practical layout for family living and entertaining.

Dining Room

Measurements: 9'5" x 9'4" (2.87m x 2.85m)

A pleasant second reception area providing valuable additional living space.

The dining room features wood-effect vinyl click flooring, an internal door providing access to the living room and patio doors opening directly onto the enclosed rear garden.

This is an excellent space for family meals, entertaining guests or simply enjoying views across the garden.

Stairs & Landing

The first-floor landing provides access to all bedrooms and the shower room.

The landing benefits from carpet flooring, handrail, a double-glazed side window and loft hatch. A stairlift is currently fitted, which can be removed if required, subject to the relevant arrangements.

Bedroom One

Measurements: 11'6" x 11'1" (3.51m x 3.38m)

A generous double bedroom positioned to the front of the property.

The room features carpet flooring, radiator, double-glazed window overlooking the front and a useful storage cupboard.

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Bedroom Two

Measurements: 12'0" x 8'6" (3.67m x 2.59m)

Another well-proportioned double bedroom enjoying views over the rear of the property.

The room features carpet flooring, radiator, double-glazed rear window and two useful storage cupboards, one of which houses the property's combi boiler, which was fitted in 2025.

Bedroom Three

Measurements: 8'5" x 8'5" (2.57m x 2.57m)

The property benefits from a third bedroom, providing flexible additional accommodation ideal for use as a child's bedroom, home office, nursery or hobby room.

Shower Room

Measurements: 7'2" x 5'2" (2.19m x 1.57m)

The shower room is fitted with a WC, wall-mounted wash hand basin and electric shower, together with a radiator and frosted double-glazed rear window.

The room benefits from tiled walls and provides a practical suite for family living.

Outside

To the rear is a substantial enclosed garden, offering excellent outdoor space for families, gardening enthusiasts and those looking to enjoy al fresco entertaining.

A patio seating area is located directly outside the dining room, providing a natural area for outdoor dining and relaxation. Beyond this is a generous lawn with established shrubs, mature planting and trees, all enclosed by fenced boundaries.

The property's position backing onto the bankings is another notable feature, providing a pleasant outlook and convenient access to the surrounding area for walks.

The size of the garden may also provide scope for future enhancement or extension of the property, subject to planning permission and any other necessary consents.

Lean-To

Measurements: 17'9" x 4'5" (5.42m x 1.35m)

The property benefits from a useful lean-to, accessed from the front of the property.

The lean-to has UPVC glazing and benefits from both power and lighting, with access through to the house, providing useful additional storage and practical utility space.

Coal House / Storage

Measurements: 8'7" x 5'8" (2.62m x 1.73m)

A further external coal house provides additional storage and benefits from power and lighting, making it useful for storing garden equipment, tools and household items.

Solar Pannels

The property also benefits from solar panels offering better energy efficiency.

Location

The property is situated in Athersley North, Barnsley, an established residential area offering a range of amenities and facilities within the surrounding area.

The location is particularly suited to families, with schools available nearby, while local shops and everyday amenities are also accessible.

For those who enjoy the outdoors, the property's position backing onto the bankings provides an attractive benefit, with opportunities to enjoy walks close to home.

The area also offers convenient access to Barnsley and the wider South Yorkshire area, making it a practical base for both families and commuters.

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Tenure: Freehold

Council Tax Band A

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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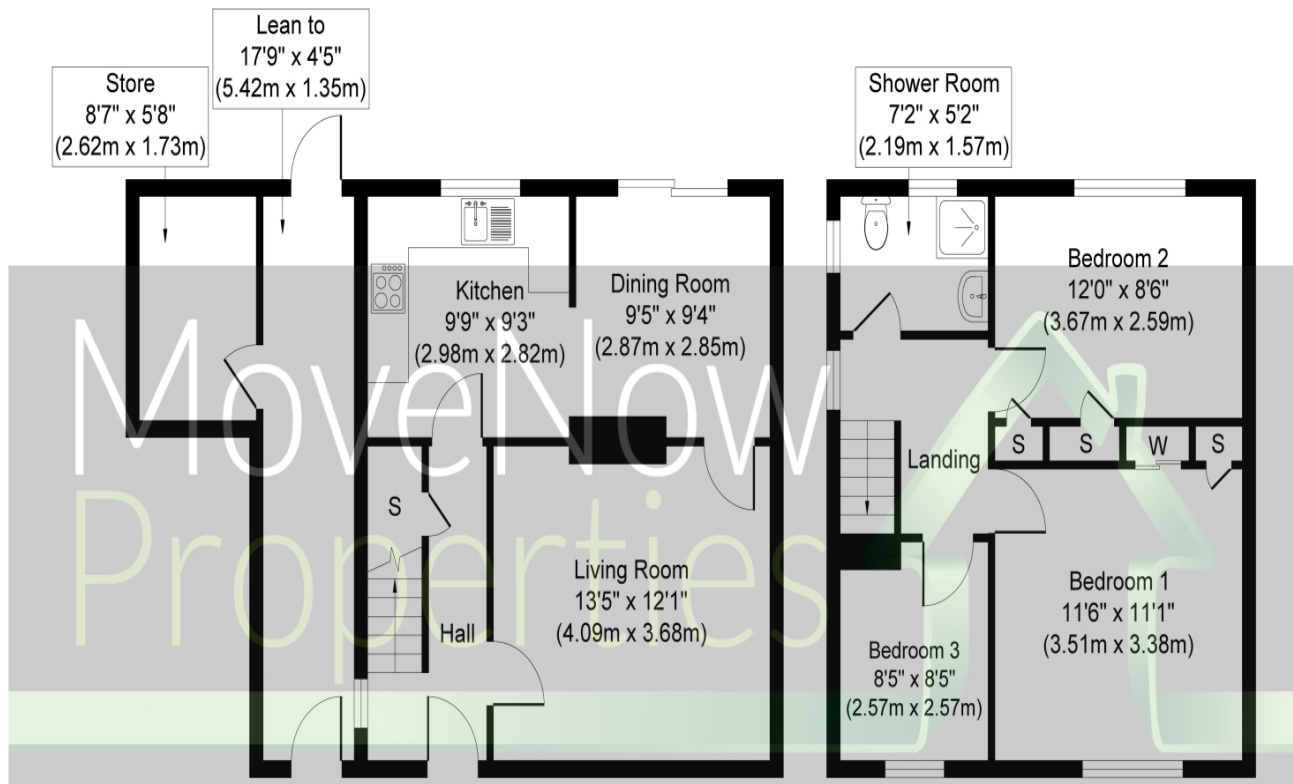




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Ground Floor
Approximate Floor Area
584 sq. ft
(54.29 sq. m)

First Floor
Approximate Floor Area
423 sq. ft
(39.27 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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