



PRICE GUIDE

**£289,950**

**Millers Grove**

Barugh Green, Barnsley, S75 1FW



## PROPERTY SUMMARY

Welcome to this delightful detached house located in the charming area of Millers Grove, Barugh Green, Barnsley. This nearly new property, built in 2021, offers a generous living space of 861 square feet, making it an ideal family home. As you enter, you will be greeted by a free-flowing living area that seamlessly combines the lounge, dining area, and kitchen. The large windows and French doors to the rear garden fill the space with natural light, creating a bright and airy atmosphere perfect for both relaxation and entertaining. The modern kitchen is complemented by a convenient utility room, ensuring that daily tasks are a breeze. This home features three spacious double bedrooms, providing ample space for family members or guests. The main bedroom boasts an en suite bathroom, offering a private retreat, while the family bathroom serves the other two bedrooms with ease. Fitted wardrobes in the bedrooms add to the practicality and storage options available. For those with vehicles, the property includes parking for up to three cars, along with an integral garage that enhances both convenience and security. This property is not just a house; it is a flexible family home that caters to modern living. With its thoughtful design and desirable location, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

3



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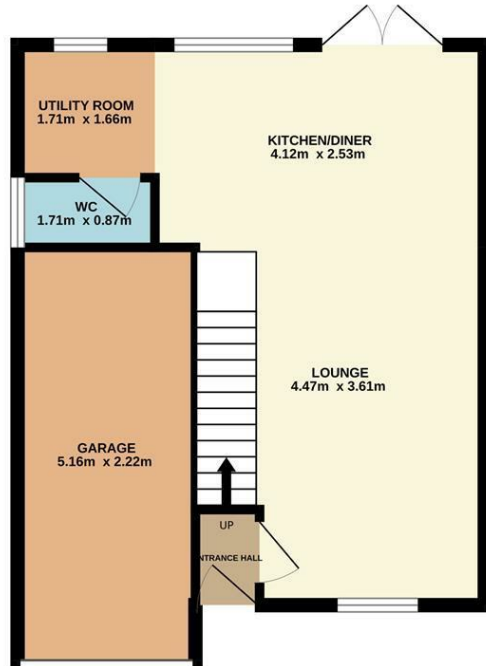




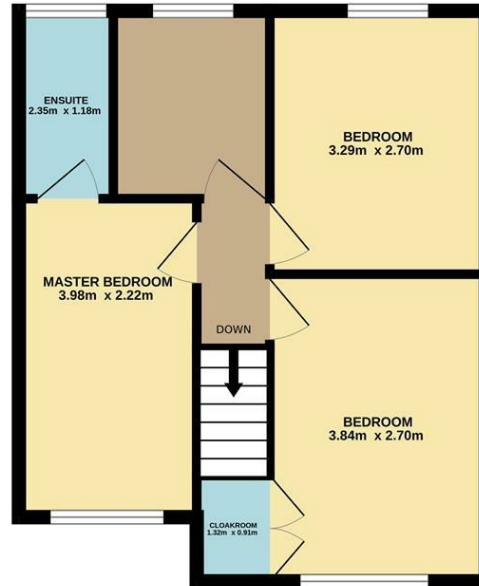




GROUND FLOOR  
42.4 sq.m. approx.



1ST FLOOR  
39.8 sq.m. approx.



TOTAL FLOOR AREA: 82.2 sq.m. approx.

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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## LOCAL AUTHORITY

Barnsley MBC

## TENURE

Freehold

## EPC RATING:

B

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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## OFFICE DETAILS

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