



The
Pennine
Property
Group



OFFERS IN THE REGION OF

£205,000

Green Moor Road

Green Moor, S35 7JA



PROPERTY SUMMARY

Situated within the sought-after rural village of Green Moor, The Old School is a charming two bedroomed Victorian cottage offering a wonderful balance of character, comfort and countryside living. Formerly the village school, the property has been tastefully converted to create a welcoming and cosy home, ideal for those looking to escape the pace of city life.

Well suited to couples, small families or individual occupants, the cottage enjoys a peaceful setting with a particularly pleasant open outlook across the surrounding countryside. The quiet location enhances the sense of tranquillity, making it an ideal retreat for those who value village charm and rural surroundings.

Externally, the property benefits from off-road parking for two vehicles and pleasant front garden with an excellent open field outlook.

In conclusion, The Old School represents a rare opportunity to acquire a characterful home in a desirable village setting. Combining historic charm, attractive views and a calm rural environment, this delightful cottage is perfectly positioned for those seeking an idyllic lifestyle in Green Moor.

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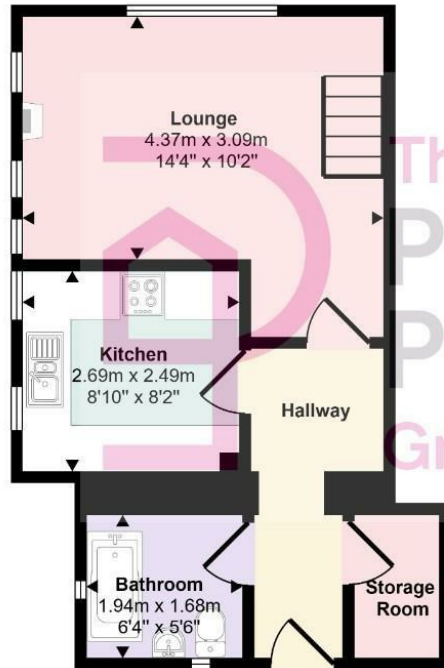








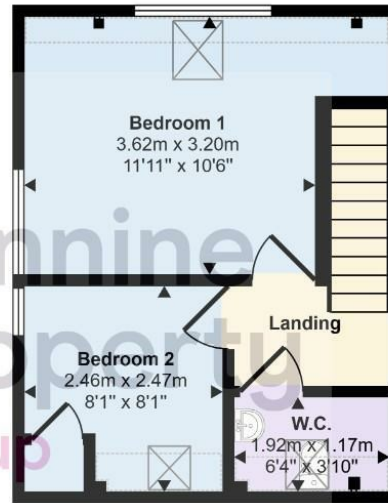
Approx Gross Internal Area
61 sq m / 658 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 27 sq m / 286 sq ft

LOCAL AUTHORITY
Barnsley Metropolitan Borough Council

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(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

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