

PRIORY MEWS

An exciting development of 3 bedroom semi detached homes



Phase 1 - 4
3 Bedrooms
Semi-Detached
Priory Road

Offering practical layouts, energy efficient features and modern finishes throughout.

As every development is subject to the Planning process only. For further information please contact the sales team on 01204 616161.

Phase 5 & 6
3 Bedrooms
Semi-Detached
Priory Road

An excellent opportunity to purchase a brand-new home in an established residential setting.

As every development is subject to the Planning process only. For further information please contact the sales team on 01204 616161.

Welcome to Priory Mews, an exciting new collection of six beautifully crafted semi-detached homes designed to combine contemporary style with practical family living.

Built with modern living in mind, these homes offer practical layouts, energy efficient features and comfortable living spaces for families, first-time buyers and those looking for a brand-new home.

With open-plan kitchen and dining areas, well-proportioned bedrooms and private outdoor space, each home has been carefully planned to suit the needs of modern life.

Located within an established residential area, residents can enjoy easy access to local amenities, schools, transport links and nearby green spaces.

Whether commuting to work, taking children to school or enjoying local amenities, everything you need is close at hand.

PRIORY ROAD

62 Station Road, Bolton Upon Dearne, Barnsley, S63 8AD

Guide Price £275,000

Welcome to Priory Mews, an exclusive new development of just six beautifully designed three-bedroom semi-detached homes, thoughtfully created for modern family living.

Situated in an established residential setting on Priory Road, this boutique development combines contemporary architecture with practical, energy-efficient design, offering an exceptional opportunity for families, first-time buyers, and professionals seeking a stylish new home.

Each property has been carefully planned to maximise space, comfort, and functionality across three floors. The ground floor features a spacious open-plan kitchen, dining and living area extending over 31m², creating a bright and sociable heart of the home ideal for everyday living and entertaining. A convenient ground-floor WC and additional storage enhance practicality.

The first floor offers two generous double bedrooms alongside a modern family bathroom, while the second floor is dedicated to an impressive principal bedroom suite, complete with en-suite shower room and additional eaves storage, creating a private retreat.

Designed with sustainability in mind, the homes incorporate energy-efficient features including solar panels, helping reduce running costs while supporting greener living.

Externally, the development benefits from private outdoor space and dedicated parking, all within easy reach of local amenities, schools, transport links, and nearby green spaces.

Property Information



Contact Information

Please contact Merryweathers for further details.

Floor Plan



FLOOR PLANS

The following internal provisions have been made.

The ground floor WC is sized accordingly for adaptability so that a walk-in shower could be installed at a later date should the need arise.

Circulation and door widths are adequately sized for changing future needs.

The stairs are sized so that a stair lift could be installed at a later date.

The main family bathroom is adaptable size.

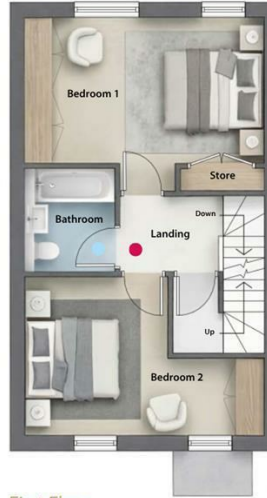
The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Design Guide (SYDG).

- Adaptable WC / Bathroom
- Circulation
- Wider door widths



Ground Floor

Living/Kitchen/Dining - 31.4m²
 Hallway - 4.1m²
 WC - 2.7m²
 Store - 0.8m²
 Store/Tank - 0.8m²



First Floor

Bedroom 1 - 16.0m²
 Bedroom 2 - 13.3m²
 Bathroom - 4.0m²
 Landing - 3.3m²
 Store - 0.8m²



Second Floor

Bedroom 3 - 12.0m²
 En-Suite - 3.8m²
 Store 1 - 3.4m²
 Store 2 - 2.5m²

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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