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YORKSHIRE RESIDENTIAL
Sales and Lettings



# 5 Cemetery Road, Barnsley, S72 7JB

## £150,000

3 1 2

Very spacious, three-bedroom semi-detached house for sale in the popular village of Grimethorpe, near Barnsley and is presented in good condition. It offers great accommodation suited to first-time buyers, families and investors.
The ground floor features two reception rooms, kitchen and downstairs w.c. The main reception room enjoys an open-plan layout with large windows, providing good natural light and flexible space for living and dining. A second reception room to the front benefits from large windows, pleasant garden and local countryside views and direct access to the garden, ideal for everyday family use and entertaining. The kitchen also benefits from natural light and is positioned conveniently for access to the additional living area and rear garden.
Upstairs, there are three double bedrooms: providing options for family sleeping arrangements, a home office or guest room. There is a family shower room serving the property. The generous plot includes a sizeable garden to the front and rear aspects.
The house is well placed for local amenities in Grimethorpe, including everyday shops and services, with further facilities available in nearby Cudworth and Barnsley town centre. Nearby parks and open spaces provide opportunities for walking and recreation. The area benefits from nearby schools, making it practical for households with children.
Public transport links connect Grimethorpe to Barnsley and surrounding towns, with bus services offering access to Barnsley Interchange for rail connections towards Leeds, Sheffield and beyond. Road links provide straightforward access to the A628 and A635 for commuting by car.







- Three-bedroom semi-detached house
- Two spacious reception rooms
- Modern central heating
- Walking distance to local amenities
- Near schools, ideal for families
- Front and rear gardens
- Gated driveway
- Lovely far reaching views
- Close to parks and open spaces
- Good road and public transport links