



PRICE GUIDE

£320,000

Barugh Lane

Barugh Green, Barnsley, S75 1LH

PROPERTY SUMMARY

With a newly reduced price, this property offers an excellent opportunity for buyers seeking quality, space, and value in a highly desirable location. Situated in the sought-after area of Barugh Green, Barnsley, this impressive detached home was built in 2002 and spans a generous 1,571 sq ft over three well-planned floors—ideal for families of all sizes. A welcoming hallway leads into a bright reception room that sets the tone for the rest of the home. The property features four spacious bedrooms, providing comfortable private spaces for every member of the household. A well-appointed bathroom ensures morning routines run smoothly. A standout benefit is the multi-fuel heating system, offering warmth, efficiency, and flexibility throughout the colder months. The property also includes parking for up to three vehicles, a valuable convenience in this popular residential area. Barugh Green offers excellent commuting links, making travel to nearby towns and cities straightforward, while the home also enjoys far-reaching countryside views that bring a sense of tranquillity and connection to nature. This spacious, well-connected home is perfect for families or professionals seeking modern living in a friendly community. With its practical features, scenic surroundings, and newly reduced price, it represents a fantastic opportunity not to be missed.

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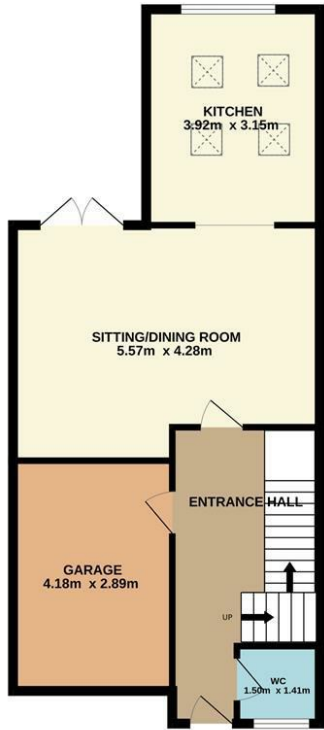




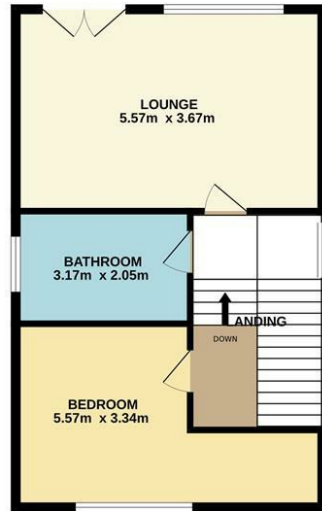




GROUND FLOOR
61.1 sq.m. approx.



1ST FLOOR
50.4 sq.m. approx.



2ND FLOOR
34.3 sq.m. approx.



TOTAL FLOOR AREA : 145.8 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:

C

COUNCIL TAX BAND

D

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		75	79
(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



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