



£1,495 Per Month
Millers Grove

Barugh Green, Barnsley, S75 1FW

PROPERTY SUMMARY

A rare opportunity to rent a four-bedroom detached home in Barugh Green, where properties of this type are seldom available. Beautifully presented throughout, this impressive family home offers stylish, modern living combined with space, practicality and an excellent setting.

The accommodation is well planned and generously proportioned, ideal for modern family life. Upstairs, there are four well-sized bedrooms, including a superb master bedroom with air conditioning and its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, while fitted wardrobes provide excellent built-in storage. Externally, the property continues to impress with ample off-street parking, making it ideal for households with multiple vehicles. To the rear, a low-maintenance astroturf garden provides a perfect space for relaxing and entertaining, complete with a pergola seating area ideal for outdoor dining.

Further benefits include an EV charging point, enhancing the home's appeal for modern living.

Positioned in the popular village of Barugh Green, the property is ideally located close to open countryside and Cannon Hall, while also offering excellent motorway access for commuters. With highly regarded schools nearby and a great selection of local pubs, restaurants and everyday amenities, this is a fantastic family home offering both lifestyle and convenience.

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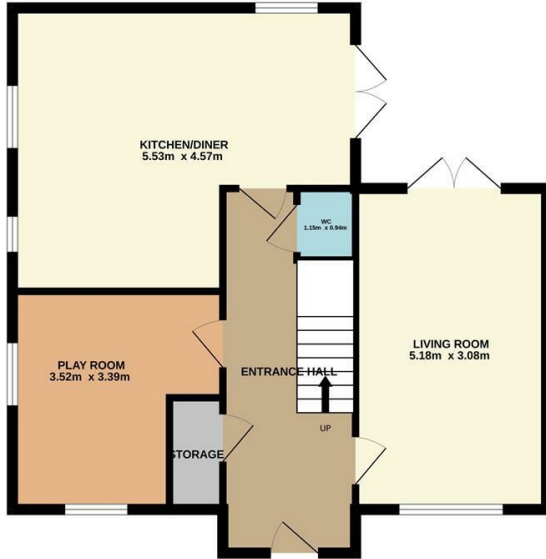








GROUND FLOOR
62.1 sq.m. approx.



1ST FLOOR
57.5 sq.m. approx.



TOTAL FLOOR AREA: 119.6 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

EPC RATING:

B

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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



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