



35 Hedge Lane, Darton, Barnsley, S75 5PN

Offers In The Region Of £195,000

MERRYWEATHERS are pleased to offer to the sales market this immaculate three-bedroom semi-detached house in Darton, near Barnsley, briefly comprising of an open plan lounge diner, kitchen, three bedrooms, family bathroom and gardens to the front and rear, a practical family layout and convenient access to local amenities, schools and excellent rail and road links for commuting to Leeds and Sheffield.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

This three-bedroom semi-detached house is offered for sale in Darton, near Barnsley, and is presented in immaculate condition throughout. The property provides a well-balanced layout, including one open-plan reception room with a garden view, kitchen, and bathroom.

The open-plan reception room offers a flexible living and dining space with direct outlook over the garden, creating a central hub for everyday use. The master bedroom provides a comfortable main sleeping space, complemented by a further double bedroom with built-in wardrobes for integrated storage, and a single bedroom that can serve as a child's room or home office. The property has an EPC rating of D and falls within Council Tax Band B.

Darton is a popular residential area north of Barnsley, with a range of local amenities including shops, cafés and services in the village centre and nearby Barnsley town centre. Families benefit from access to a selection of primary and secondary schools within the wider locality.

The property is well positioned for transport links. Darton railway station provides regular services towards Leeds and Sheffield, with typical journey times of around 30–35 minutes to Leeds and approximately 25–30 minutes to Sheffield, making this a practical base for commuters. Road connections are convenient, with easy access to the A637 and the M1, linking to surrounding towns and cities.

This three-bedroom semi-detached house for sale in Darton offers an immaculate interior, practical layout and access to local amenities and transport connections.

Entrance Hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 12'4" x 12'4" (3.78 x 3.76)



With a front facing UPVC window, central heating

radiator, decorative coving to the ceiling and the focal point of the room being the fireplace with electric fire inset.

Dining Room 10'3" x 11'2" (3.14 x 3.42)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling.

Kitchen 11'3" x 7'10" (3.43 x 2.41)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful built in storage cupboard.

Bedroom One 12'4" x 10'11" (3.76 x 3.34)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Bedroom Two 11'3" x 11'10" (3.44 x 3.61)



With a rear facing UPVC window, central heating radiator, comprehensive fitted wardrobes and decorative coving to the ceiling.

Bedroom Three 7'5" x 8'1" (2.27 x 2.48)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Bathroom 6'2" x 7'10" (1.90 x 2.41)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a laid to lawn garden with driveway providing off road parking for one vehicle.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area and timber storage shed.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached

Construction type Brick built

Heating Type: Gas Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

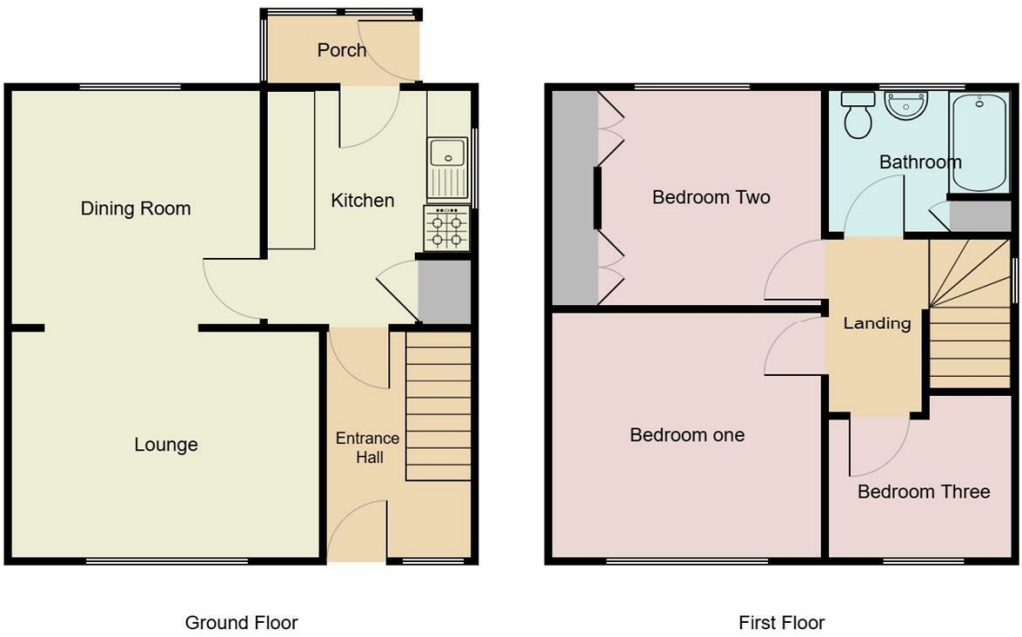
All buyers are advised to check the Coal Authority website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .

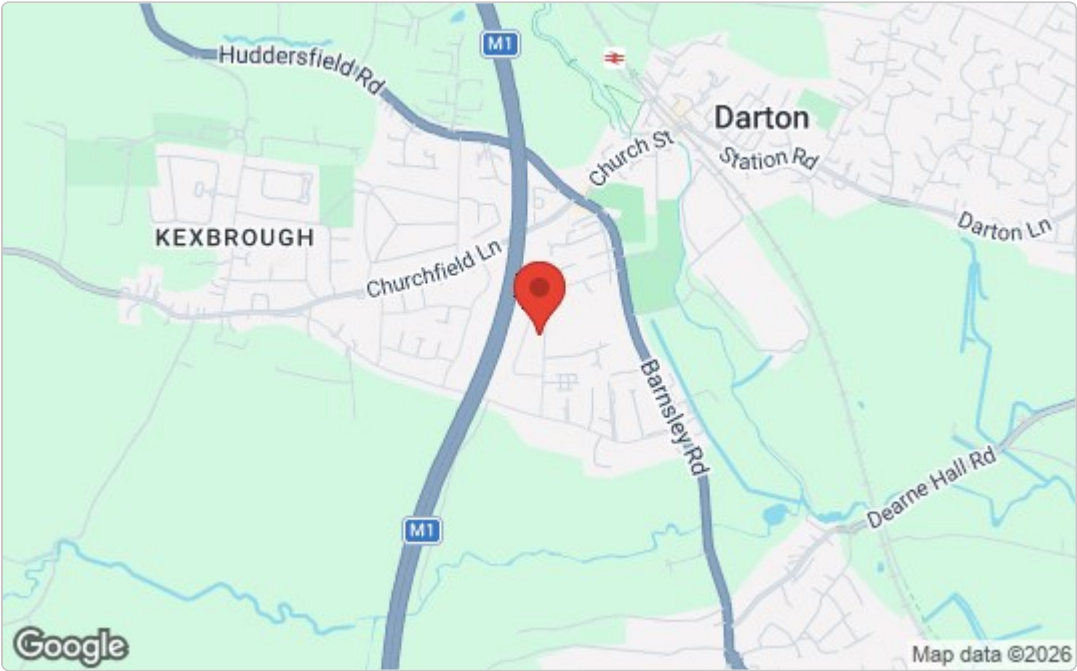
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

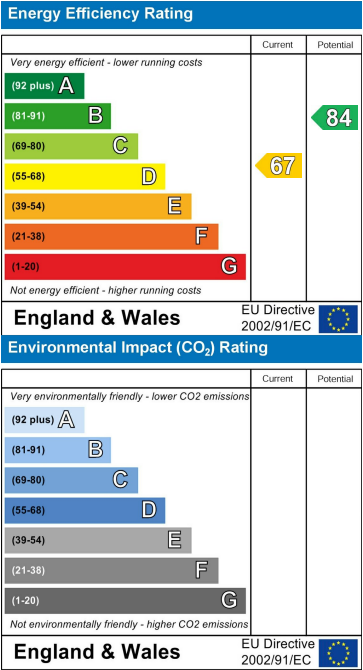


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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