

# HUNTERS®

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175 Barugh Lane, Barugh Green, Barnsley, S75 1LJ



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Offers In The Region Of £240,000

- NO VENDOR CHAIN

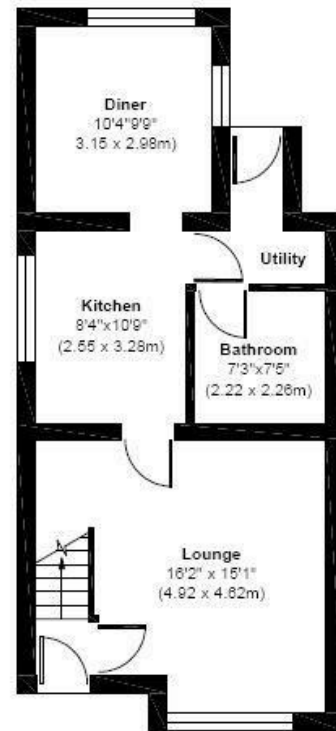
Situated in the desirable area of Barugh Green, Barnsley, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two spacious reception rooms, providing ample room for relaxation and entertaining guests.

The kitchen is functional and well-equipped, making it a delightful space for culinary pursuits. The bathroom is conveniently located, serving the needs of the household with ease. One of the standout features of this property is the driveway, which accommodates parking for up to three vehicles, along with a garage for additional storage or vehicle protection.

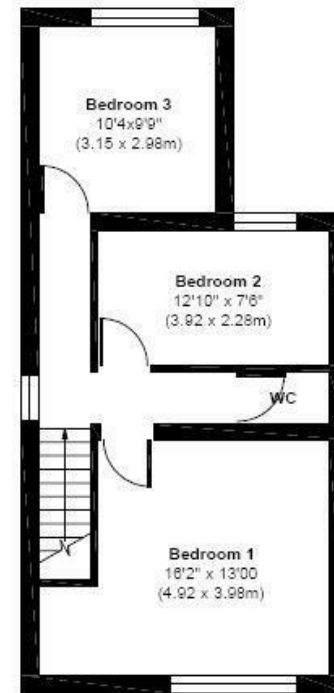
The rear garden presents breathtaking views, creating a serene outdoor retreat where one can unwind and enjoy the beauty of nature. This space is perfect for gardening enthusiasts or for children to play safely.

Situated on Barugh Lane, this home benefits from a peaceful neighbourhood while remaining close to local amenities and transport links, ensuring that everything you need is within easy reach. This semi-detached house is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this lovely house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
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**Ground Floor**  
Approximate Floor Area  
548 sq ft  
51 sq m



**First Floor**  
Approximate Floor Area  
508 sq ft  
47 sq m

Approximate Gross Internal Floor Area 1055 sq ft / 98 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	72
England & Wales EU Directive 2002/91/EC		

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

Entrance hall

Lounge  
16'0" x 13'10"

Kitchen  
9'4" x 10'9"

Dining Room  
10'3" x 14'1"

W/C

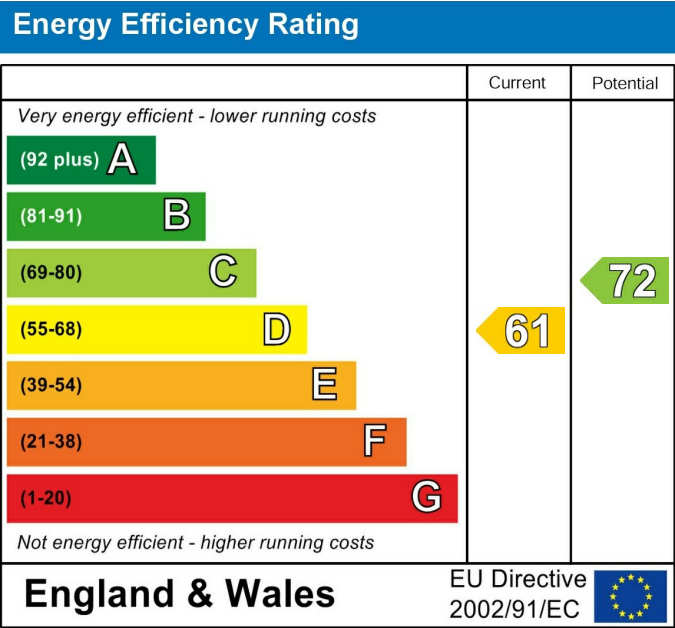
Landing

Bedroom 1  
12'7" x 12'10"

Bedroom 2  
11'11" x 6'10"

Bedroom 3  
8'10" x 9'10"

Family bathroom  
6'5" x 10'5"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















