



**Dearne Hall Lane, Barugh Green, Barnsley,  
South Yorkshire, S75 1FY**

Price  
**£209,995**

### Property Features

- \*\* PART EXCHANGE AVAILABLE T&Cs apply) \*\*
- Semi Detached
- Three Bedroom
- Nicely Presented
- Enclosed Rear Garden
- Off Street Parking

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Adviser Today to Arrange a  
Viewing!

### Property Summary

\*\* PART EXCHANGE AVAILABLE T&Cs apply) \*\*  
Oakleaf Homes are delighted to offer for sale this nicely presented, three bedroom, semi detached home in the Barugh Green area of Barnsley, South Yorkshire. This lovely family home is set over two floors, has the usual benefits of double glazing and central heating with the additional benefits of an enclosed rear garden providing a safe play area for children or a private back garden. It also comes with off street parking to the side. The nearest schools are Barugh Green and Darton Primary Schools whilst Darton Academy and Trinity Academy ...

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Accommodation briefly comprises of:

#### Ground Floor

Entrance - in to the hallway which has the downstairs wc, stairs to the first floor level and doors to the kitchen and lounge. There is also a useful store cupboard.

Downstairs WC - has a white two piece suite comprising of a wc and wash hand basin. Central heating radiator.

Kitchen - The kitchen is has a window to the front elevation and is fitted with a good range of wall and base units, built in oven with inset gas hob and extractor hood over. Central heating radiator and space for a washing machine.

Lounge - The lounge is at the rear of the property and has French doors leading out in to the rear garden. Central heating radiator and a storecupboard.

#### First Floor Level

Landing - the landing gives access to all three bedrooms and the bathroom.

Bedroom One - The main bedroom is a double room, has window to the rear elevation and a central heating radiator. Door to en-suite shower room

En-Suite - The en-suite has a shower cubicle, wc, wash hand basin and a central heating radiator.

Bedroom Two - The second bedroom is a double room, has a window to the front elevation and a central heating radiator.

Bedroom Three - The third bedroom is a single room, has a window to the rear elevation and a central heating radiator.

#### External

The front of the property has a an open plan lawned area whilst at the rear is an enclosed garden which is laid to lawn. The drive providing off street parking is at the side of the house.

## Map

