



**Carr Green Lane
Mapplewell
Barnsley
South Yorkshire
S75 6DY**

Offers in Excess of £374,000

bettermove

Carr Green Lane

Barnsley

Bettermove are proud to present this 4 bedroom detached house in Mapplewell, Barnsley.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, large open plan kitchen utility and dining area, separate w/c and a Garage conversion which is currently being used as a 5th bedroom on the ground floor. The first floor consists of 4 bedrooms, 2 with en-suites and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Mapplewell, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M1, Darton train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

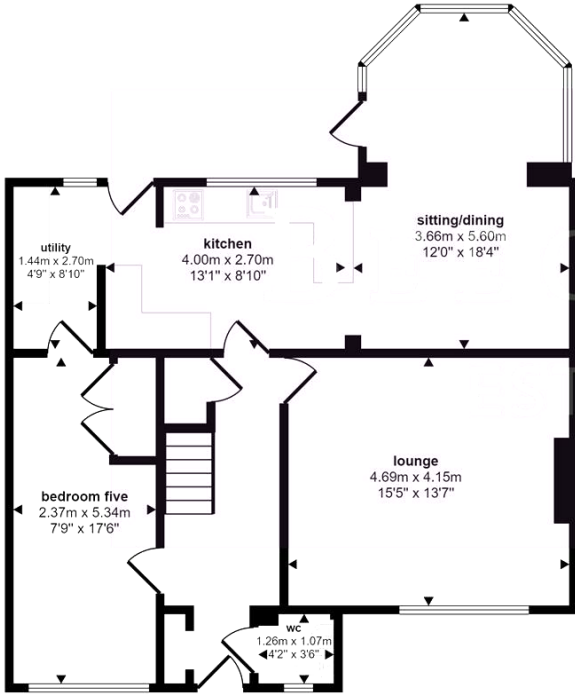
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

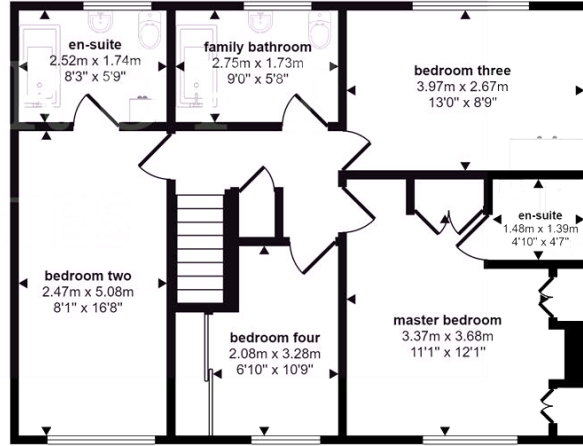
The exclusivity fee is returned to you upon successful completion of the property.



Approx Gross Internal Area
148 sq m / 1588 sq ft



Ground Floor
Approx 81 sq m / 867 sq ft



First Floor
Approx 67 sq m / 721 sq ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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