



**Bramble Road
South Hiendley
Barnsley
West Yorkshire
S72 9FD**

Offers in Region of £300,000

bettermove 

Bramble Road

Barnsley

Bettermove are pleased to present this charming four bedroom detached house in South Hiendley.

The property is leasehold with 981 years remaining on the lease; the ground rent is £80 per year and the service charge is £20 per month. The council tax band is E.

The interior of this well presented property comprises a spacious living room, dining room, open plan kitchen/dining room, utility room, conservatory and WC on the ground floor. The first floor consists of four bedrooms with an en suite shower room to the master, and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio areas as well as a garage and driveway to the front providing ample off street parking.

Located in the sought after village of South Hiendley, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A628, A638, Fitzwilliam and Moorthorpe rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

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.



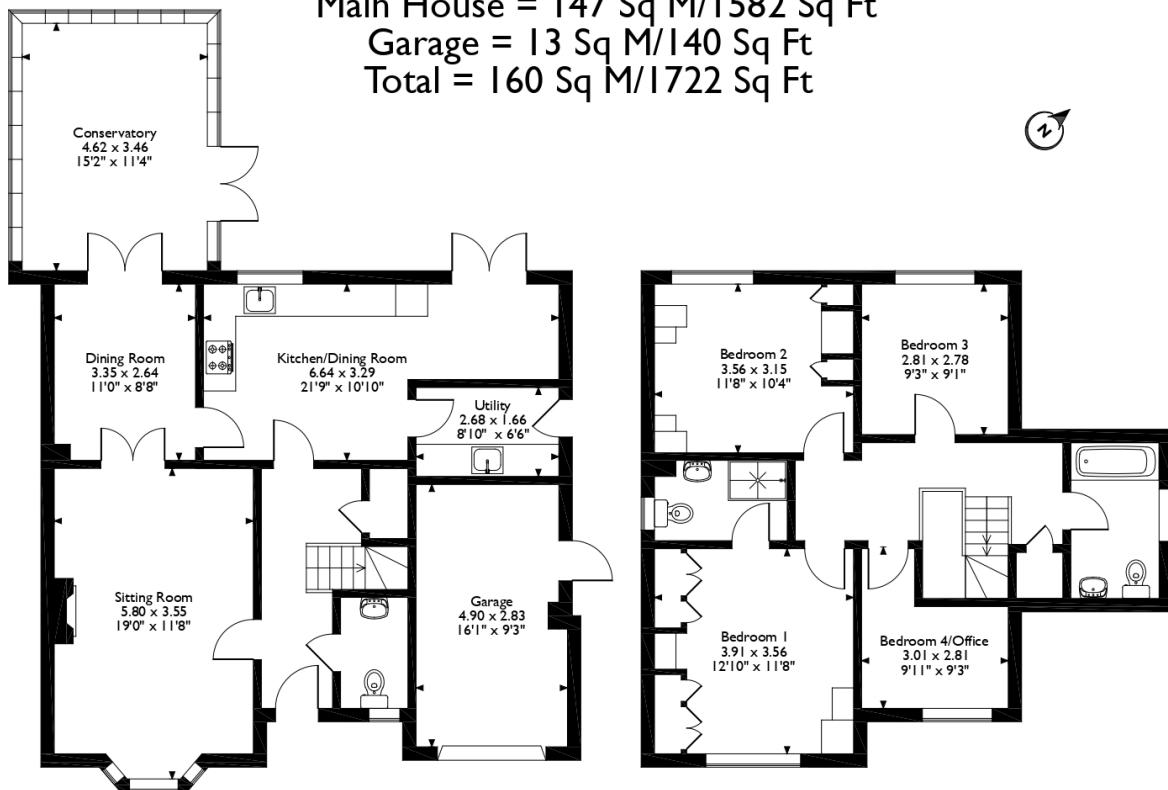
Bramble Road South Hiendley, Barnsley, West Yorkshire

Approximate Gross Internal Area

Main House = 147 Sq M/1582 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 160 Sq M/1722 Sq Ft



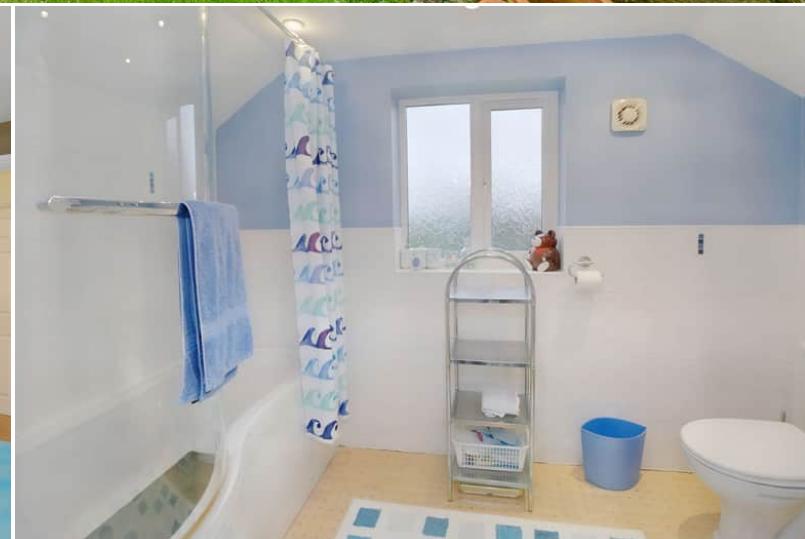
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(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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