



**Mitchell Street  
Swaithe  
Barnsley  
South Yorkshire  
S70 3QF**

**Offers in Excess of £367,000**

**bettermove**

# Mitchell Street Barnsley

Bettermove are proud to present this 4 bedroom spacious Barn Conversion in rural Barnsley.

The property benefits from double glazing, gas central heating throughout and has off street parking for 10-12 cars on the driveway. The interior of this beautifully-presented property comprises of a spacious living room with high ceilings and a fuel stove, dining room, conservatory, W/C and fitted kitchen. There are 4 bedrooms, two of which have three piece en-suites, as well as a modern four piece family bathroom.

The exterior of the property has a railed perimeter, large driveway, car port and large double garage with potential for conversion. There is a low maintenance garden to the rear, as well a fenced piece of land owned by the vendors.

Located in a rural area outside of Barnsley, with far reaching views, the property is close to amenities in Barnsley and Worsbrough. There are nearby transport links via the A633, Doncaster Road and the B6100.

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.



The Old Bakehouse, Mitchell Street Swaith, Barnsley, South Yorkshire  
 Approximate Gross Internal Area  
 Main House = 173 Sq M/1862 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Total = 205 Sq M/2206 Sq Ft



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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