



**Dobie Street  
Barnsley  
South Yorkshire  
S70 4JH**

**Offers in Excess of £281,000**

**bettermove**



# Dobie Street Barnsley

Bettermove are proud to present this spacious 6 bedroom detached house in Barnsley available with no forward chain which requires further development and provides excellent potential to convert into a spacious family home or individual flats subject to relevant planning permissions being approved.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the gated driveway. The council tax band is C.

The interior of this substantial property comprises a spacious and open plan living room, dining room and the fitted kitchen. The ground floor also has one bedroom with an ensuite bathroom, additional shower room and ample storage space throughout on the ground floor. There is also access to the cellar which has multiple rooms which provides lots of potential for a number of different uses. The first floor consists of 5 bedrooms including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Barnsley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, Barnsley Train Station and many local bus routes.

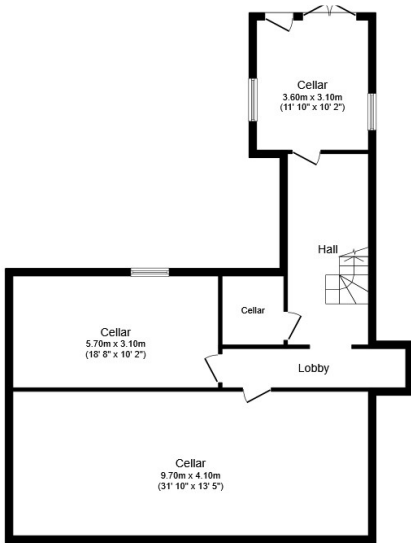
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

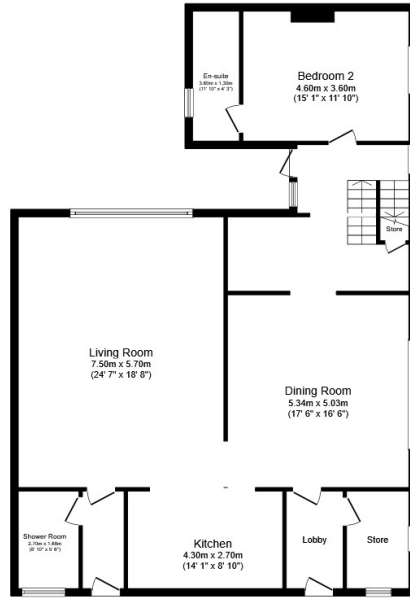
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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

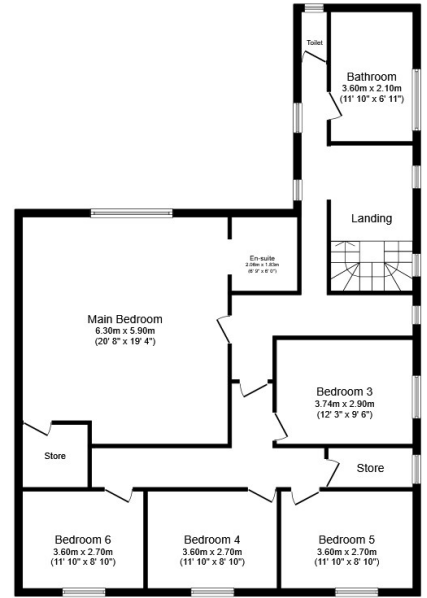




**Cellar**



**Ground Floor**



**First Floor**

Total floor area 359.9 sq.m. (3,874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	58	
(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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