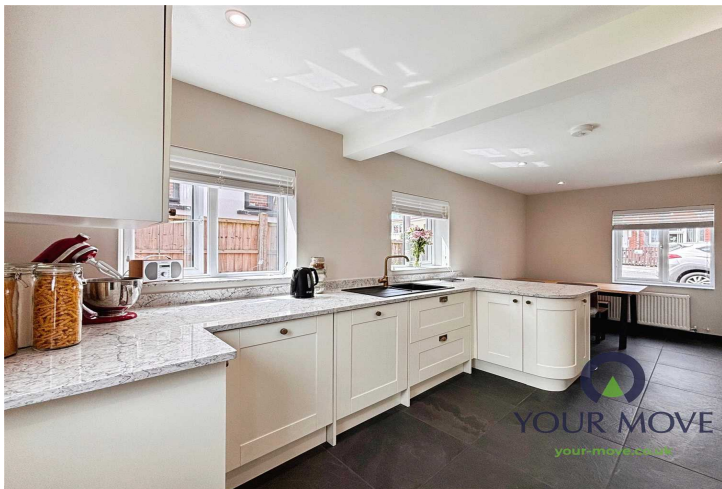
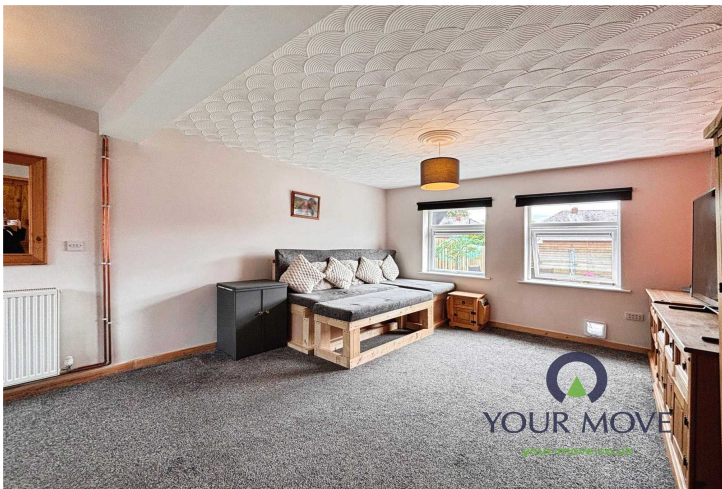




Reginald Road, Barnsley,
Barnsley, S70

Asking Price: £170,000

Tenure: Freehold



your-move.co.uk

Reginald Road, Barnsley, Barnsley, S70
Asking Price: £170,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Barnsley Metropolitan Borough Council

Other important information which you will need to know about this property can be found at [your-move.co.uk](https://www.your-move.co.uk)

A well-presented three-bedroom semi-detached house in a sought-after area of Barnsley, featuring an open-plan kitchen/dining space, bright reception room, south-facing garden with garden office, and convenient access to schools, parks, town centre amenities and strong transport links.

Main Description

This three-bedroom semi-detached house is for sale in a sought-after area of Barnsley, well positioned for families, first-time buyers and investors.

The ground floor features an open-plan kitchen with a kitchen island, generous dining space and good natural light, creating a practical hub for everyday living and entertaining. The adjoining reception room benefits from large windows and a pleasant garden view, enhancing the sense of space.

Upstairs, there are two double bedrooms and one single bedroom, offering flexible accommodation for families, guests or home working. There is one bathroom serving the property.

Externally, the south-facing garden provides good outdoor space with the advantage of a garden office, ideal for those working from home or seeking a separate hobby or study area. The property falls within Council Tax Band A.

The location offers convenient access to local schools in Barnsley, as well as nearby parks such as Locke Park, which provides green space, walking routes and play areas. Barnsley town centre is within easy reach, with

a range of shops, cafés and everyday amenities.

Public transport links are strong, with Barnsley railway station accessible from the property, offering services to Sheffield, Leeds and beyond, with journey times to Sheffield typically around 25 minutes and to Leeds around 35–40 minutes. Local bus routes provide further connectivity across the town and surrounding areas.

Living Room

13'1"x 18'9" (4mx 5.72m)

Kitchen Diner

19'4"x 11' (5.9mx 3.35m)

Rest Room

2'7"x 5'10" (0.79mx 1.78m)

Bathroom

4'9"x 5'11" (1.45mx 1.8m)

Bedroom One

12'5"x 14'10" (3.78mx 4.52m)

Bedroom Two

10'4"x 12'6" (3.15mx 3.8m)

Bedroom Three

8'11"x 9'5" (2.72mx 2.87m)

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

