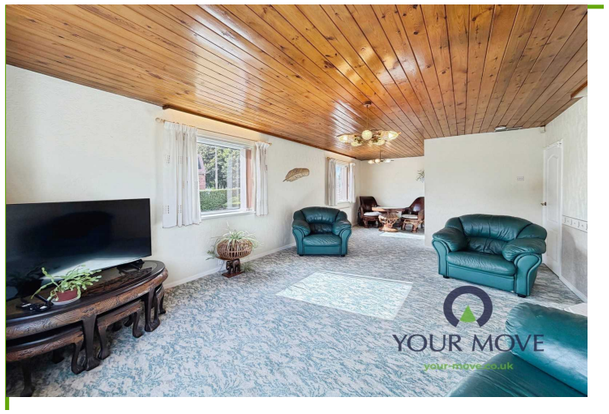
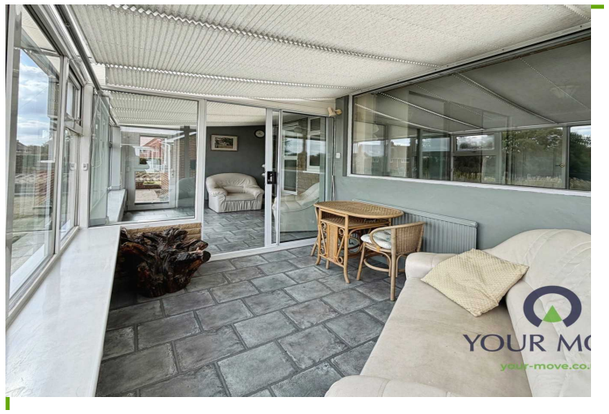


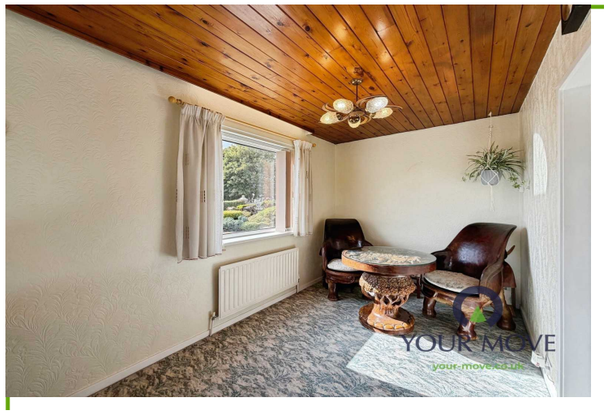














Tollgate Close, Shafton, Barnsley, S72

Guide Price: £240,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Tollgate Close, Shafton, Barnsley, S72

Guide Price: £240,000 Tenure: Freehold

Council Tax Band:
EPC Rating: TBC
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

** GUIDE PRICE £240,000- £250,000**
A three-bedroom detached bungalow for sale in Shafton, Barnsley, set on a large, private plot with open views, extended accommodation offering flexible living space, an outbuilding ideal for a home office or studio (subject to consents), and excellent road and rail links, now requiring modernisation to create a personalised village home.

Main description
This three-bedroom detached bungalow is **for sale** in Shafton, Barnsley. Positioned on a large plot and not overlooked, it offers attractive open views and an extended layout to the rear, providing additional flexibility for a range of uses.

The property currently comprises two reception rooms, one kitchen and two bathrooms, and is described as needing modernising, making it suitable for buyers seeking a project with scope to update and personalise. An outbuilding sits within the grounds and could lend itself well to use as a home office, studio or hobby space, subject to any necessary consents.

Shafton is a village to the north-east of Barnsley, with local amenities including shops, primary schools and everyday services available nearby. Barnsley town centre offers a wider selection of supermarkets, retail outlets and leisure facilities, as well as Barnsley Market and The Glass Works shopping and leisure complex.

Road links are convenient, with access to the A628 and A635 connecting towards Barnsley, Pontefract and Doncaster. The nearest railway stations are typically found in Barnsley and Fitzwilliam, both reachable by a short drive, providing services to Leeds, Sheffield and Wakefield. From Barnsley station, journey times are often around 30–40 minutes to Leeds and approximately 25–30 minutes to Sheffield, making this a practical base for commuters who travel by rail.

The property falls within Council Tax Band C. This detached bungalow presents an opportunity for buyers wishing to create a home to their own specification in a village setting.

Living Room
7'5"x 27'3" (2.26mx 8.3m)

Bathroom
5'3"x 7'5" (1.6mx 2.26m)

Bedroom Two
8'9"x 9'11" (2.67mx 3.02m)

Bedroom One
13'4"x 10' (4.06mx 3.05m)

Bedroom Three
6'5"x 8'4" (1.96mx 2.54m)

Conservatory
22'8"x 9'6" (6.9mx 2.9m)

Outside WC
4'2"x 6'1" (1.27mx 1.85m)

Garage

Out Building/ Home office
11'7"x 9'8" (3.53mx 2.95m)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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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.