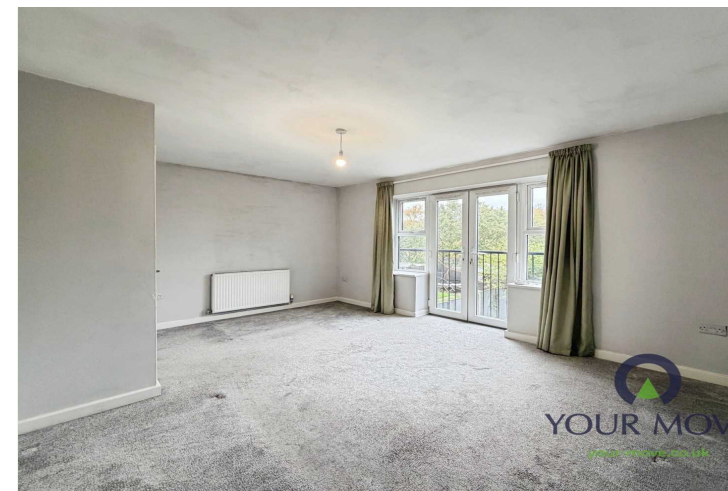




Clae Cott Lane, Barnsley, S70

Asking Price: £230,000

Tenure: Freehold



[your-move.co.uk](http://your-move.co.uk)

Clae Cott Lane, Barnsley, S70  
Asking Price: £230,000 Tenure: Freehold

Council Tax Band: D  
EPC Rating: B  
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://your-move.co.uk)

A modern four-bedroom detached house for sale in Barnsley, offering a practical three-storey layout, private garden, ensuite and downstairs WC, in a convenient location for the town centre, parks and transport links.

Main description

For sale: a modern four-bedroom detached house in Barnsley, offered in good condition and ready for immediate occupation.

Set within a contemporary residential development, the property provides a practical layout over three floors. The ground floor features a bright open-plan kitchen/dining room with tiled flooring and French doors opening directly onto a private rear garden, offering level lawn and fenced boundaries. There is also a useful downstairs WC. A separate reception room provides flexible living space with neutral décor and good natural light.

The four bedrooms are all well proportioned, with sloping ceilings to the upper floor adding character. The top floor benefits from its own shower room ensuite, complementing the main family bathroom and ground-floor WC. Fixtures and fittings are modern throughout, with a B-rated EPC and Council Tax Band D.

Clae Cott Lane is well placed for Barnsley town centre, with its Alhambra Shopping Centre, markets, cafés and leisure facilities. Nearby Locke Park offers open green space, play areas and walking routes.

Transport links are convenient: Barnsley railway station is within easy reach, providing direct services to Sheffield and Leeds, typically

around 25–35 minutes, and onward connections across South and West Yorkshire. Access to the A628 and M1 makes commuting by car towards Sheffield, Wakefield and Leeds straightforward.

This detached four-bedroom house combines modern accommodation, private outdoor space and a handy position for schools, shopping and transport, making it a practical choice for buyers seeking a well-located family home in Barnsley.

Kitchen Diner  
15'10"x 14'3" (4.83mx 4.34m)

Garage  
16'7"x 10' (5.05mx 3.05m)

Lounge  
15'10"x 11'3" (4.83mx 3.43m)

Bathroom  
10'1"x6'11" (3.07mx2.1m)

Bedroom 1  
13'7"x 10'1" (4.14mx 3.07m)

Bedroom 4  
10'1"x 6'8" (3.07mx 2.03m)

Bedroom 3  
16'3"x 11'9" (4.95mx 3.58m)

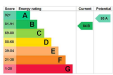
Bedroom 2  
16'3"x 13'2" (4.95mx 4.01m)

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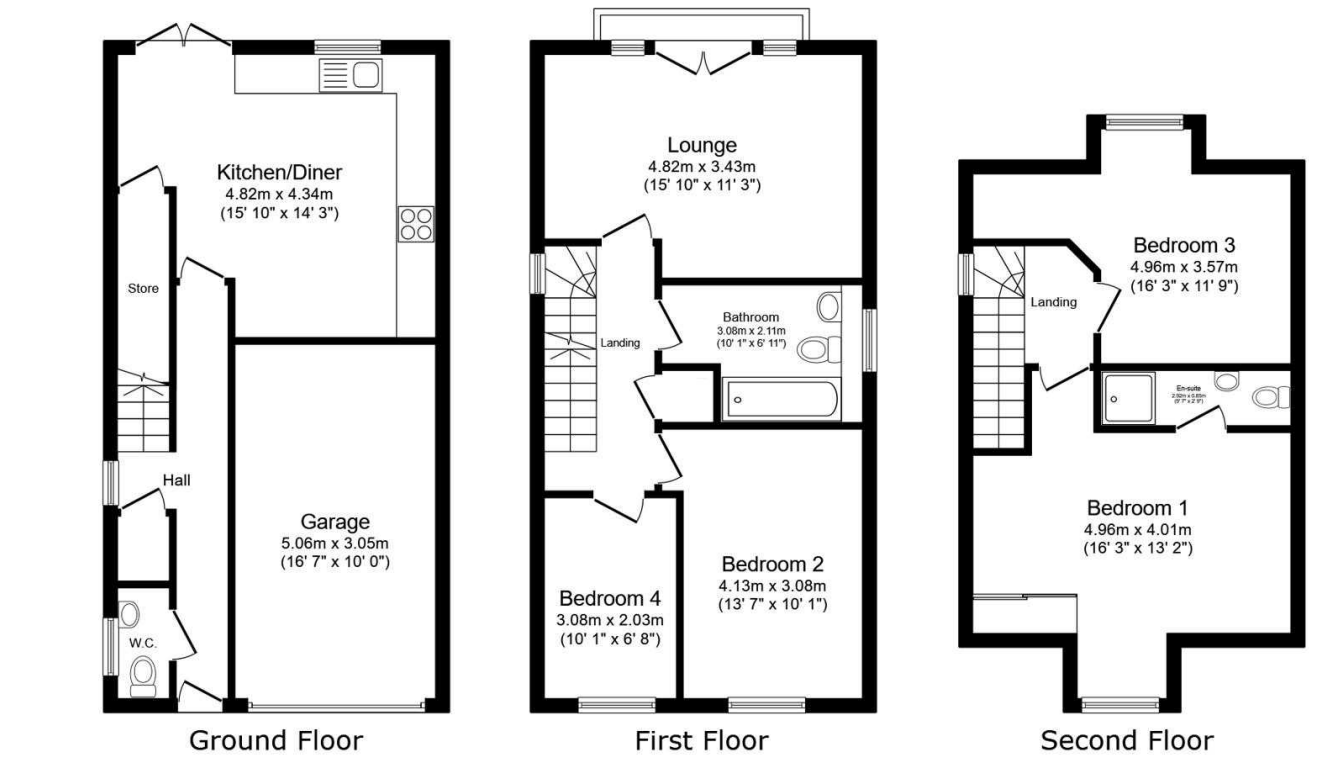
All Measurements  
All Measurements are Approximate.

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.



Total floor area: 133.0 sq.m. (1,432 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](https://www.Propertybox.io)

