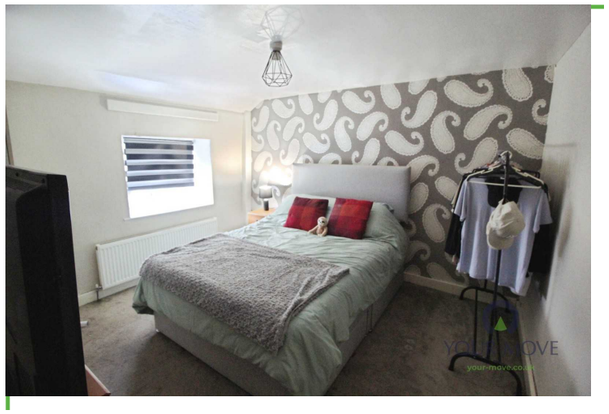
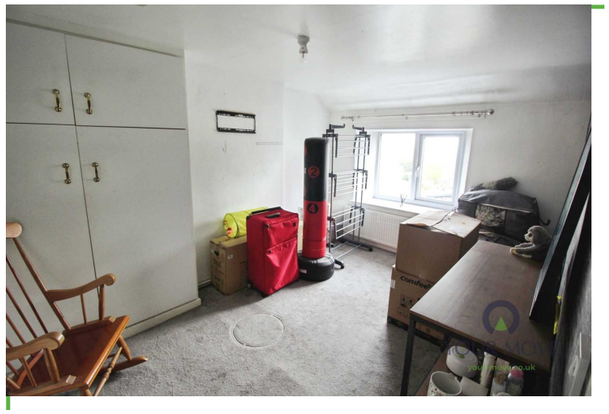
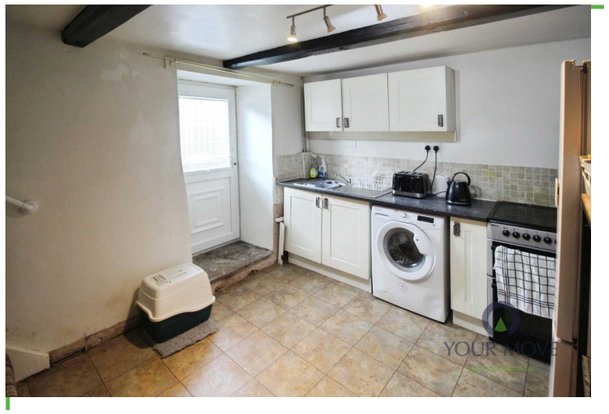


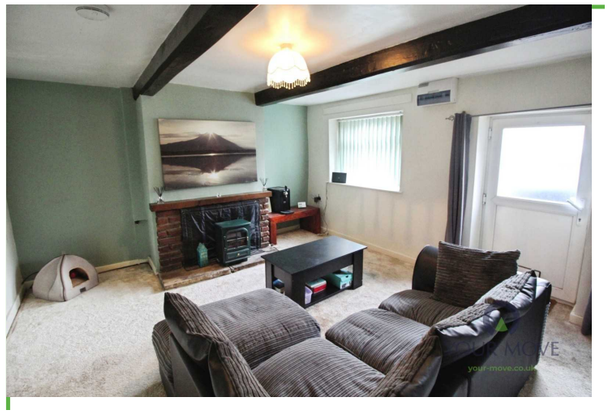


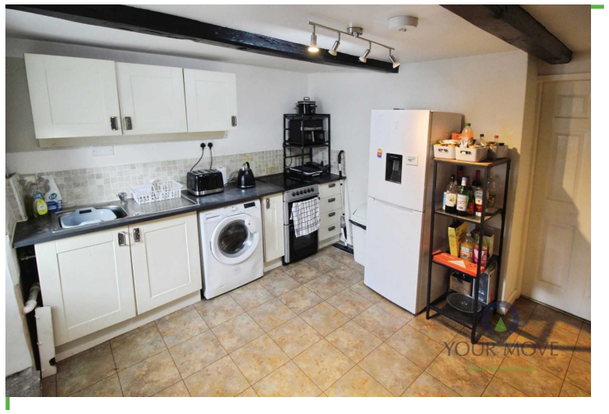












Thurgoland Hall Fold, Thurgoland,
Sheffield, Barnsley, S35

Guide Price: £125,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

Thurgoland Hall Fold, Thurgoland, Sheffield, Barnsley, S35

Guide Price: £125,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
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

***Start Bids from £125,000**Sold Via the Modern Auction**
A two-bedroom terraced cottage for sale in Thurgoland, combining 1870s character and neutral décor with a refurbished bathroom, modern boiler, separate kitchen and good road and rail links between Sheffield and Barnsley, offered with no upward chain.

Over View
For sale is this two-bedroom terraced cottage in the village of Thurgoland, offering neutrally decorated accommodation with period character and practical modern upgrades. Dating back to 1870, the cottage has a traditional stone exterior and exposed ceiling beams, complemented by a straightforward internal layout that suits both first-time buyers and downsizers. The ground floor comprises a single reception room with feature fireplace and front-facing window, providing a defined living space. To the rear is a separate kitchen with freestanding appliances, allowing clear distinction between cooking and living areas. Upstairs are two bedrooms, with the boiler located in bedroom two and having been installed in March 2026. The refurbished bathroom includes a white suite with shower-over-bath and tiled walls, giving a clean, modern finish. The EPC rating is D and the property falls within Council Tax Band B. The cottage is offered for sale via the modern method of auction with no upward chain.

Location
Thurgoland is a well-regarded village between Sheffield and Barnsley, known for its semi-rural setting and access to open countryside. Local facilities include a primary school, village shop and traditional pubs, with further amenities, supermarkets and leisure facilities available in nearby Penistone and Stocksbridge. Penistone railway station is around a 10-minute drive, providing services to Sheffield, Barnsley, Huddersfield and Leeds; journeys to Sheffield take around 35 minutes by train. Road connections via the A629 and A616 give convenient access to the M1, making the property suitable for commuters.

Auctioneers Comments
This property is for sale by the Modern Method of This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Lounge
14'9" x 12'10" (4.5m x 3.9m)

Kitchen
10'6" x 9'10" (3.2m x 3m)

Bedroom One
11'2" x 10'10" (3.4m x 3.3m)

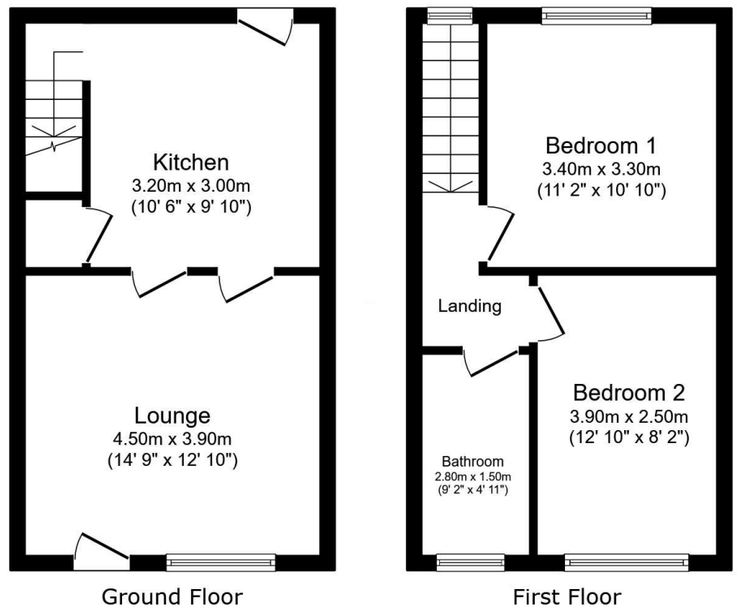
Bedroom Two
12'10" x 8'2" (3.9m x 2.5m)

Bathroom
9'2" x 4'11" (2.8m x 1.5m)

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All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.



Total floor area: 60.7 sq.m. (654 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

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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.

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