



85 Grange Lane, Barnsley, S71 5QF

Offers Over £210,000

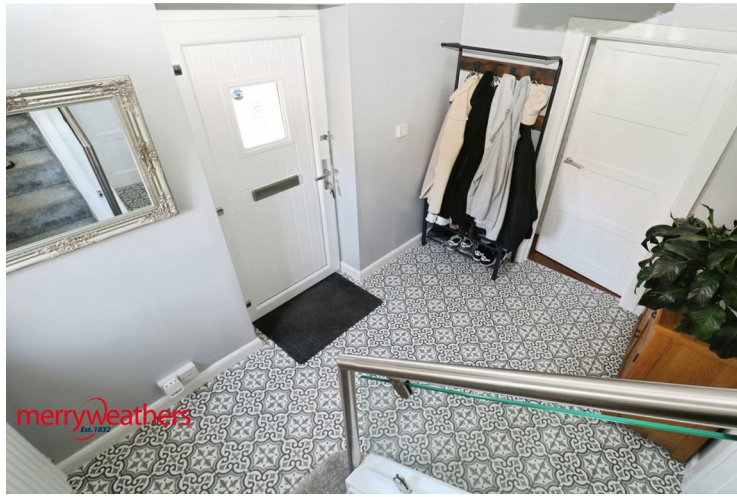
This three-bedroom semi-detached house is for sale in the Grange Lane area of Barnsley, offering well-presented accommodation with notable kerb appeal. The property has been significantly improved over time and was originally the old police house, providing a sense of character alongside its modern finish.

Inside, there is one reception room and an extended kitchen, creating a practical layout for everyday living and dining. The home includes one bathroom, serving the bedrooms on the upper level.

Grange Lane is well placed for access to Barnsley town centre, where you will find a range of shops, cafés and local services. Nearby green spaces such as Locke Park and the Dearne Valley Country Park provide options for walking and leisure.

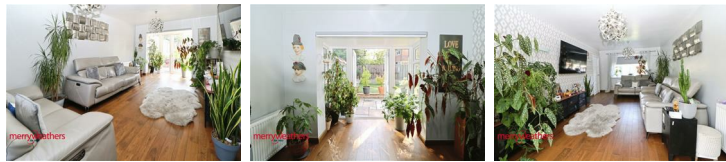
Public transport links are convenient, with Barnsley railway station accessible by a short drive or bus journey, offering services to Leeds, Sheffield and Huddersfield, typically within 30–40 minutes. Road connections via the A635 and A628 link to the M1, making this location suitable for those commuting by car to surrounding towns and cities.

Entrance Hall



Property is accessed via a double glazed door. Stairs to first floor.

Lounge 23'4" x 11'0" (7.12 x 3.36)



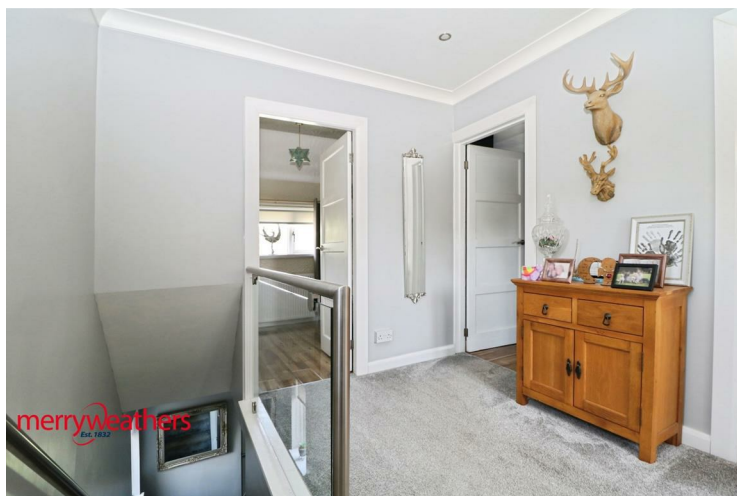
Having a window to the front, patio doors to the rear garden, two radiators. Oak flooring.

Dining Kitchen 19'1" x 14'6" (5.83 x 4.43)



Having a range of wall and base units, with a 1.5 sink unit, integral oven, induction hob, extractor fan, integral fridge and freezer, laminate flooring, spotlights to ceiling, having a window to both front and rear, patio doors to the rear and a storage cupboard.

First Floor Landing



Having loft access and a radiator.

Bedroom One 10'5" x 9'6" (3.2 x 2.9)



Having a window, radiator and laminate flooring.

Bedroom Two 11'1" x 9'2" (3.4 x 2.8)



Having a window, radiator and laminate flooring.

Bedroom Three 8'6" x 7'2" (2.6 x 2.2)



Having a window, radiator and laminate flooring.

Bathroom & Separate W.C



Having a bathroom with panelled bath with shower attachment, hand wash basin, a heated towel rail, tiling to floor and walls.

Separate w.c has a low flush w.c, laminate flooring, a radiator and a window.

Outside



To the front of the property is a low maintenance driveway with the benefit of a car charger, all enclosed with composite fencing and an artificial lawn.

To the rear of the property is a stone patio area with artificial lawn and summer house with power and light.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Please check GOV website

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

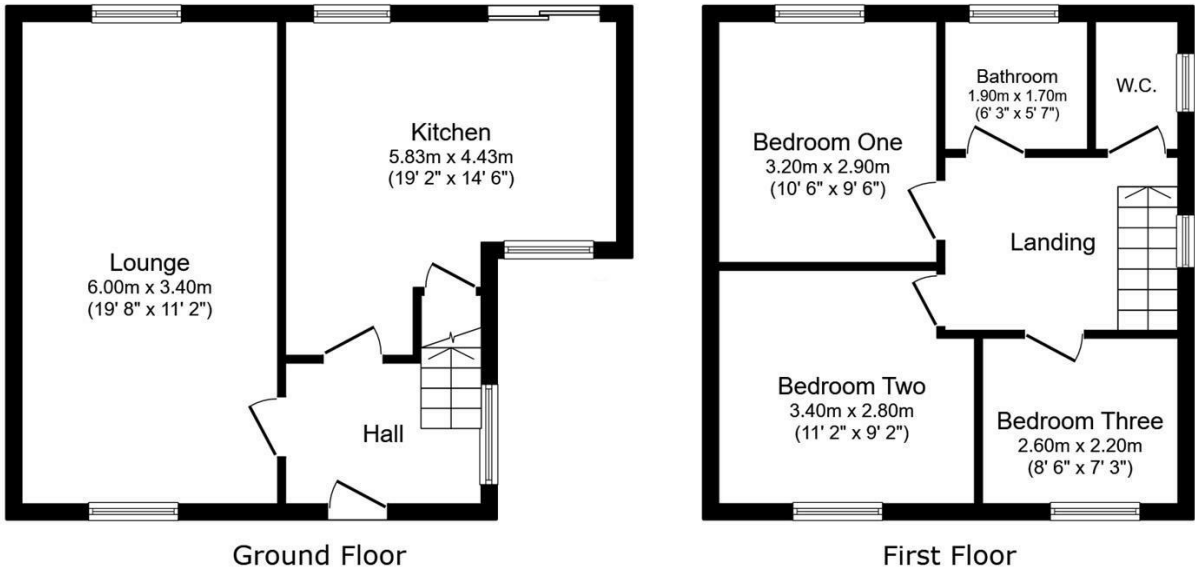
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

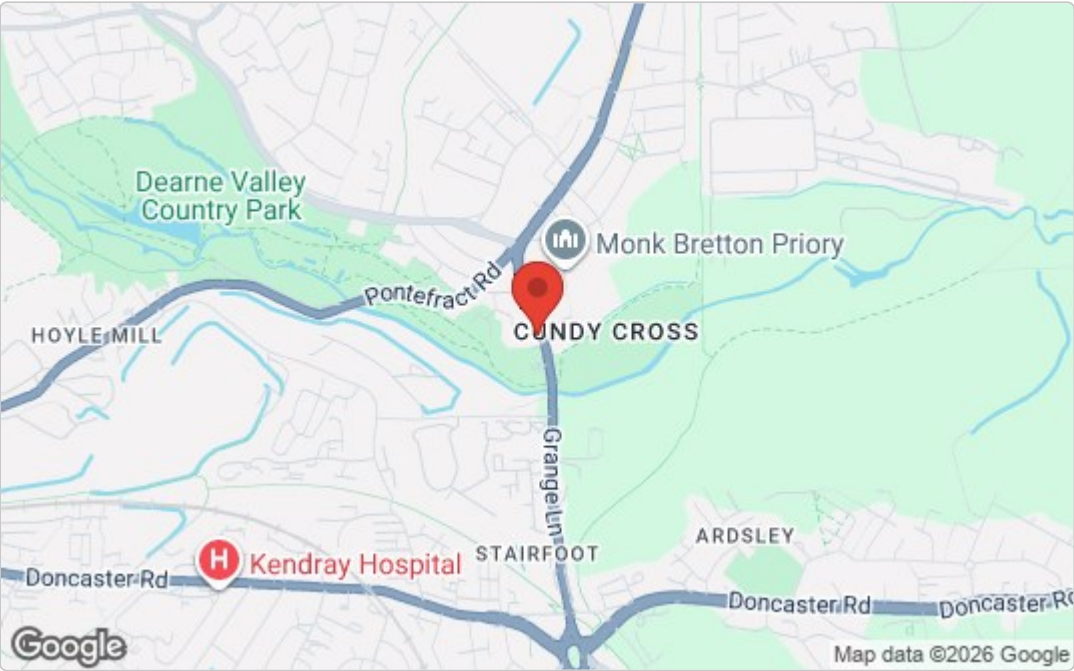
Floor Plan



Total floor area: 83.4 sq.m. (897 sq.ft.)

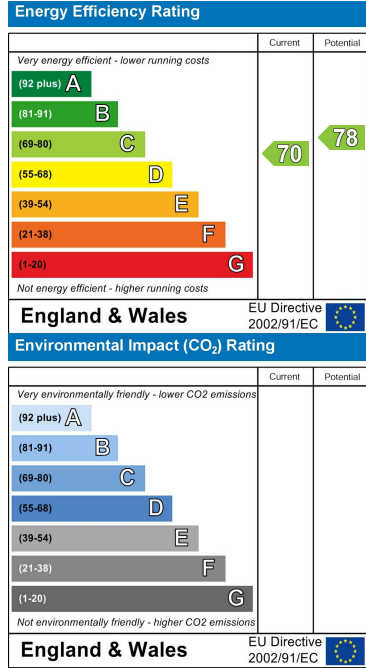
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Merryweathers (Barnsley) Limited

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

