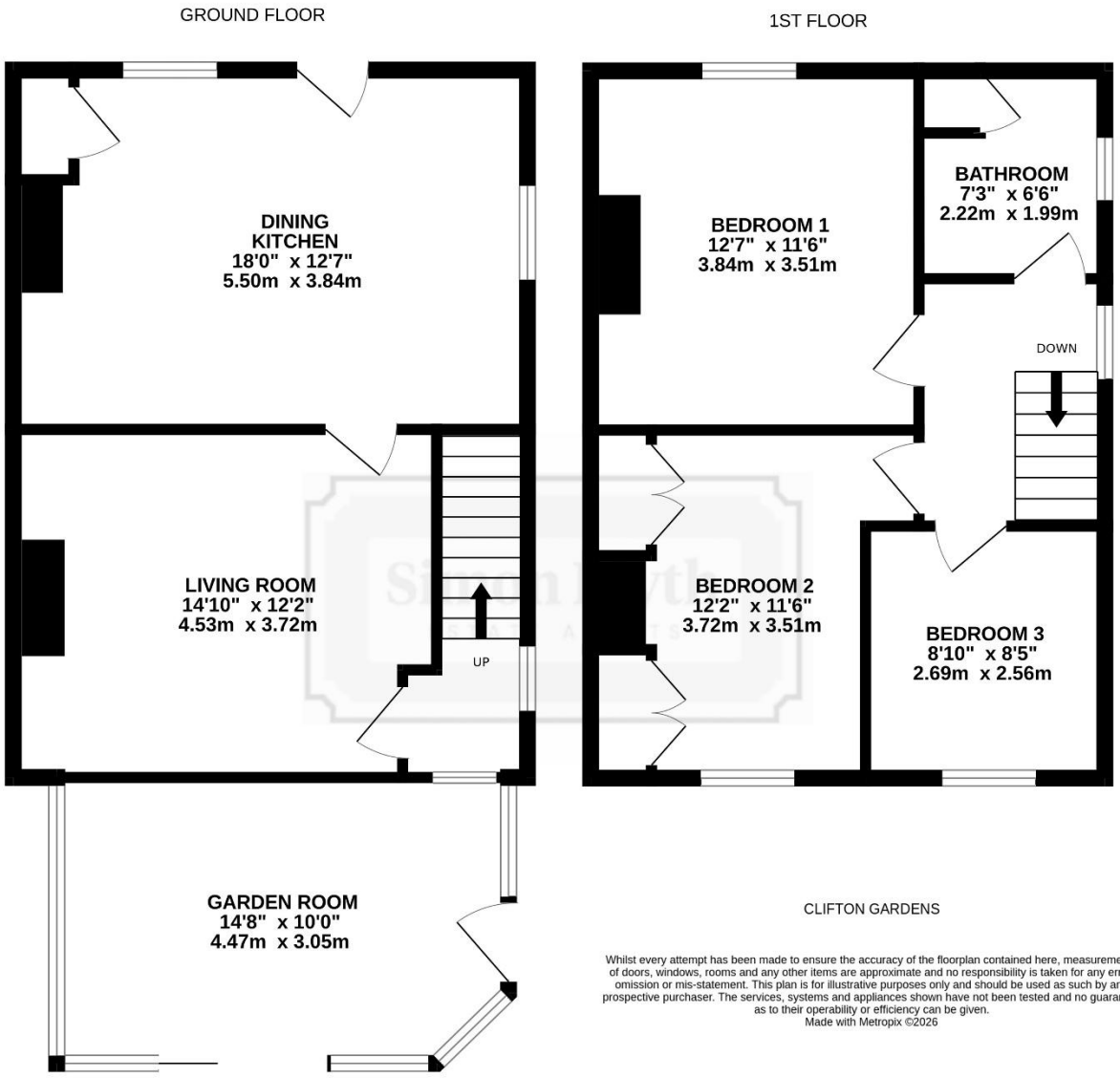


10 CLIFTON GARDENS, BRIERLEY, BARNSLEY, S72 9JZ

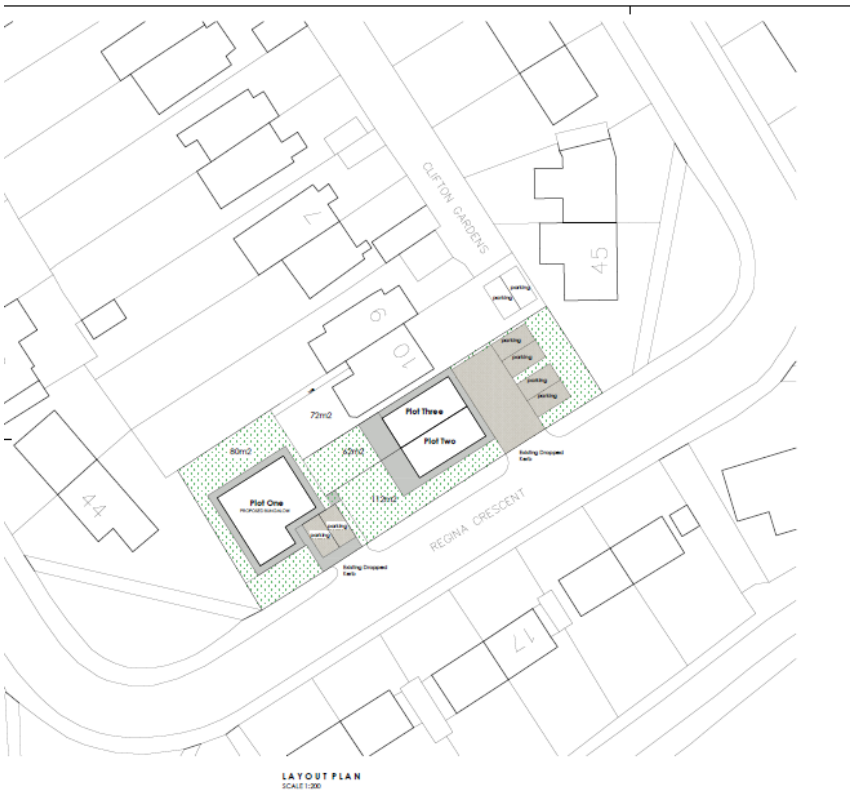
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A UNIQUE AND RARE OPPORTUNITY TO PURCHASE A THREE-BEDROOM SEMI-DETACHED PROPERTY WITH AN ADJOINING BUILDING PLOT, BENEFITING FROM OUTLINE PLANNING PERMISSION UNDER REF: 2026/0324 FOR THREE, THREE-BEDROOM DWELLINGS WITH PARKING, COMPRISING A DETACHED BUNGALOW AND A PAIR OF SEMI-DETACHED HOUSES. THE EXISTING PROPERTY PROVIDES WELL-PROPORTIONED FAMILY ACCOMMODATION, WHILST THE ADDITIONAL PLOT PRESENTS AN EXCITING OPPORTUNITY FOR DEVELOPERS, INVESTORS OR BUYERS LOOKING TO CREATE SOMETHING SPECIAL.

The accommodation on offer briefly comprises: To the ground floor; dining kitchen, living room and garden room. To the first floor; three bedrooms and bathroom. To the exterior: of the semi-detached property a garden with mature borders and shrubs. To the side, a larger lawn area, off-street parking a pair of garages, all with outline planning permission.

Offers Around £450,000

GROUND FLOOR

ENTRANCE:

Entry is gained via a UPVC door with inset opaque glass window with matching pane above, into the kitchen.

DINING KITCHEN:

Measurements – 18'0'' x 12'7'' (5.50m x 3.84m)

A generous sized room with a selection of wall and base units with marble effect laminate worktop over and matching splash back. Cream style shaker doors to the cupboards, 4 ring Belling induction hob with black chimney style stainless steel extractor fan over. A one and a half basin composite sink with stainless steel mixer tap over. Integrated appliances in the form of Neff microwave, twin Belling oven, dishwasher, washing machine, space for further freestanding appliances and an 8-seater dining table. Focal point of the room is the decommissioned thermarosa solid fuel stove, pipework has been capped off above the ceiling as well as the chimney being capped but the pipework is there if someone wishes to reconnect. A handy storage cupboard contains the house boiler which is a Worcester green star which was installed in the last few years and has a few years remaining of its ten-year warranty. Central ceiling light point with ceiling rose, coving to ceiling, laundry creel, central heating radiator, UPVC double glazed window on dual aspect to rear and side of property and slate floor. Doors leading through to the following rooms.





LIVING ROOM:

Measurements – 14'10'' x 12'2'' (4.53m x 3.72m)

A generous sized room with space for a three-piece suite, focal point of the room is the brick lined chimney breast with inset multi fuel stove with tile hearth. Central ceiling light point with ceiling rose, coving to the ceiling, central heating radiator, wooden flooring, a wooden door with inset glass panels, leading to further floors and UPVC Double glazed French style patio doors, leading to garden room.





GARDEN ROOM:

Measurements – 14'8'' x 10'0'' (4.47m x 3.05m)

The garden room was installed about three years ago and has the remaining years of a ten-year warranty. A generous sized room with space for conservatory furniture, with a solid roof to protect you from the elements. On three side you have UPVC double glazed windows, a set of sliding patio doors and a further single door leading to side of property.



DOWNSTAIRS HALLWAY:

Accessed from the lounge, the wooden flooring continues from the lounge up the stairs to the first floor. Ceiling light point with ceiling rose, coving to the ceiling, UPVC double glazed windows on dual aspect to side of property and into the garden room and central heating radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Accessed from the downstairs hallway, central ceiling light point with ceiling rose, coving to the ceiling, UPVC double glazed windows to side of property and doors leading through to the following rooms.

BEDROOM ONE:

Measurements – 12'7'' x 11'6'' (3.84m x 3.51m)

A king-sized bedroom with central ceiling light point, central heating radiator, UPVC double glazed window to rear of property.



BEDROOM TWO:

Measurements – 12'2'' x 11'6'' (3.72m x 3.51m)

A double sized bedroom facing the rear of the property with a selection of built in wardrobes and cupboards, central ceiling light point with integrated fan, coving to the ceiling, central heating radiator, UPVC double glazed windows.



BEDROOM THREE:

Measurements – 8'10'' x 8'5'' (2.69m x 2.56m)

A generous sized bedroom with central ceiling light point, coving to the ceiling, central heating radiator, UPVC double glazed window to the rear of the property.

FAMILY BATHROOM:

Measurements – 7'3'' x 6'6'' (2.22m x 1.99m)

Comprising of a three-piece suite in white of a closed coupled high flush W.C., pedestal hand basin with a Victoriana style stainless steel taps over and bath with Victoriana style stainless steel mixer tap and shower head attachment. Ceiling light point, loft access, central heating radiator, UPVC double glazed opaque window, room is fully tiled.



OUTSIDE

EXTERNALS

Access is gained to the property via Clifton Gardens onto a stone chip hardstanding to a stone flagged patio area and path leading to the front door. A useful brick built outhouse with storage. To the rear of the property is a further lawned area with mature borders and a further brick-built outhouse.

PLOT OF LAND

A further lawned area and vegetable patch, down to a pair of garages which currently have outline planning permission on for a pair of semis and a bungalow. The outline planning permission is under ref: 2026/0324

The valuation of the current semi-detached brick-built property is around £190,000 and the whole property is being sold as one with the land and the outline planning permission. As of November 2026, the estimated value of the properties listed in the outline planning permission are: two of three bedroom semi-detached at £250,000 per property and £300,000 for the three-bedroom bungalow. All properties come with off-street parking and outdoor space.









ADDITIONAL INFORMATION

EPC rating - C
Property tenure – Freehold
Local authority – Barnsley Metropolitan Borough Council
Council tax band – B

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Details printed 04/11/2026

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