



HUNTERS[®]

HERE TO GET *you* THERE

9 High Street, Dodworth, Barnsley, S75 3RF

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Offers In The Region Of £225,000

In the heart of Dodworth, Barnsley, this charming terraced house on High Street offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

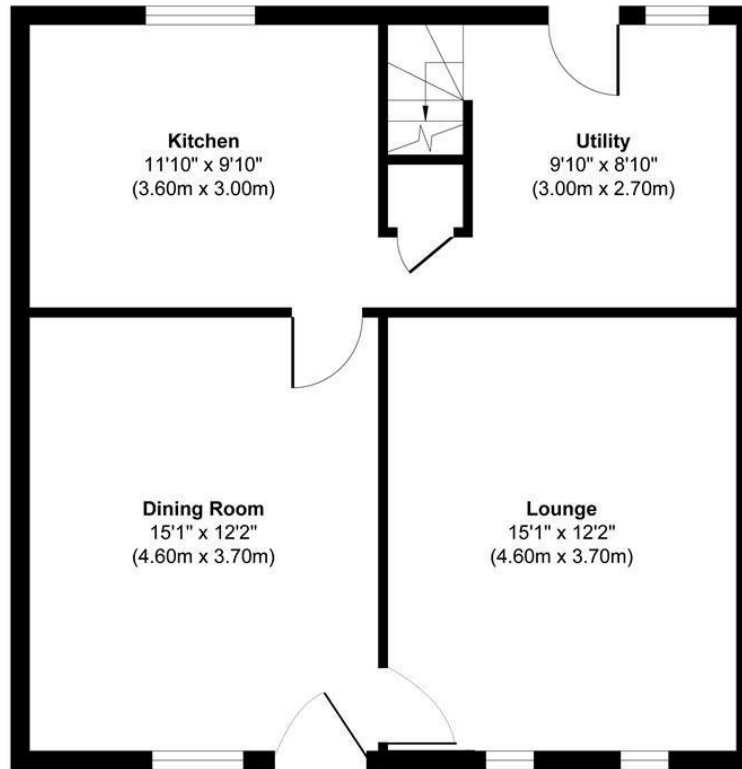
The heart of the home is undoubtedly the solid oak kitchen, which overlooks a private garden, allowing for a seamless connection between indoor and outdoor living. This tranquil space is perfect for enjoying morning coffee or hosting summer barbecues. The garden offers a peaceful retreat, ideal for unwinding after a busy day.

Off-street parking for multiple cars adds to the practicality of this unique property, ensuring that you and your guests can come and go with ease. The location is particularly advantageous, being central to a variety of amenities, including shops, pubs, and cafes, all within easy reach. For those who rely on public transport, the property is conveniently situated within walking distance of both the train station and bus stop, making commuting a breeze.

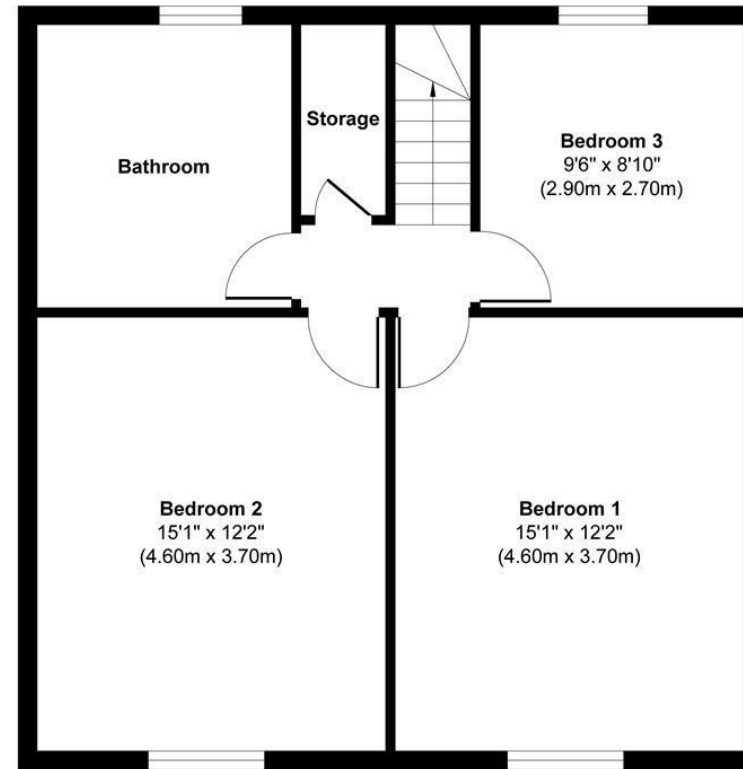
This terraced house is not just a home; it is a lifestyle choice, offering a perfect balance of comfort, accessibility, and community. Whether you are a first-time buyer or looking to settle down in a vibrant area, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.

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9 High Street



Ground Floor
Approximate Floor Area
621 sq. ft
(57.75 sq. m)



First Floor
Approximate Floor Area
621 sq. ft
(57.75 sq. m)

Approx. Gross Internal Floor Area 1242 sq. ft / 115.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance/ Dining room

15'1" x 12'1"

Lounge

15'1" x 12'1"

Kitchen

11'9" x 9'10"

Utility

9'10" x 8'10"

Landing

Family bathroom

Bedroom one

15'1" x 12'1"


Bedroom two

15'1" x 12'1"

Bedroom three

9'10" x 8'10"

Energy Efficiency Rating

	Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> <div>Not energy efficient - higher running costs</div>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









