

HUNTERS[®]

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16 Brow Close, Worsbrough, Barnsley, S70 6TJ

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£195,000

Located in the charming area of Brow Close, Worsbrough, Barnsley, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort and modern living. Spanning an inviting 635 square feet, the property was built in 1980 and has been thoughtfully updated to meet contemporary standards.

Upon entering, you are greeted by a spacious living room that flows seamlessly into a delightful conservatory, providing an ideal space for relaxation or entertaining guests. The modern breakfast kitchen is a highlight of the home, designed to cater to both culinary enthusiasts and busy families alike. It is well-equipped and offers a warm, inviting atmosphere for family meals.

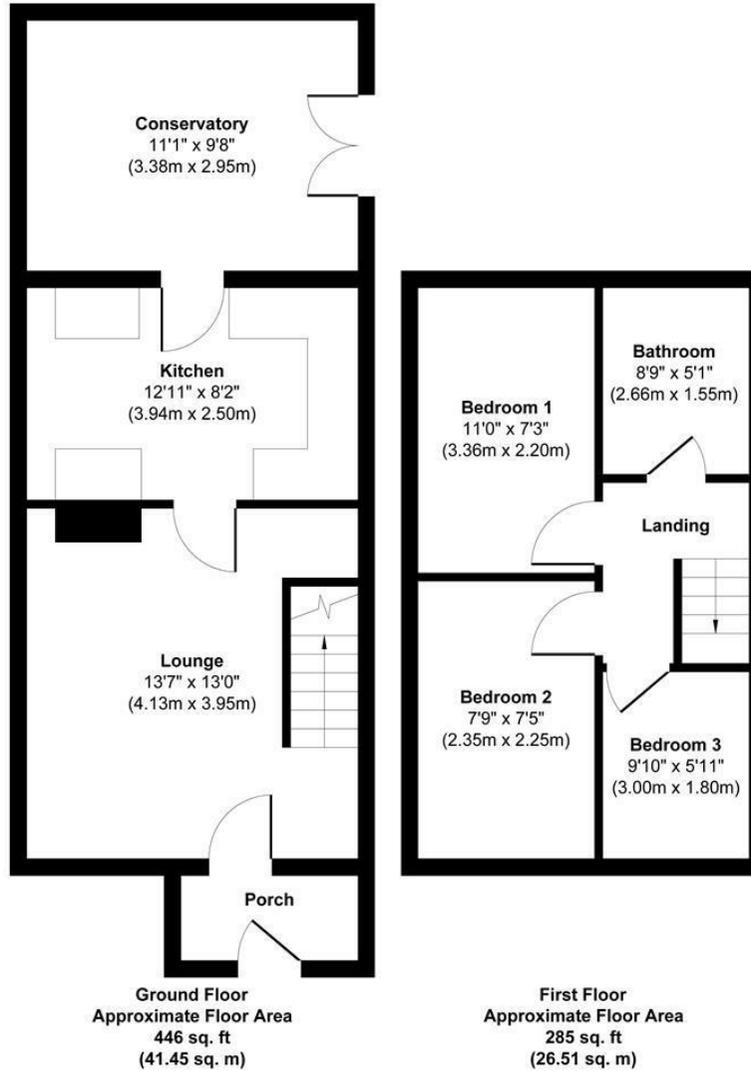
The stylish family bathroom is tastefully appointed, ensuring a tranquil retreat for all. Each of the three bedrooms is generously sized, providing ample space for rest and personalisation.

Outside, the property boasts ample parking space, a significant advantage in this desirable location. The rear garden is a true gem, well-maintained and perfect for outdoor activities or simply enjoying the fresh air. Additionally, a converted outbuilding offers versatile options, whether for storage, a home office, or a creative space.

Conveniently situated close to all local amenities, this home is ideal for families and professionals alike. With its attractive features and prime location, this property is not to be missed.

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Brow Close, Worsbrough



Approx. Gross Internal Floor Area 731 sq. ft / 67.96 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		
	68	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Enternace

Lounge

Kitchen

Conservatory

Outbuilding

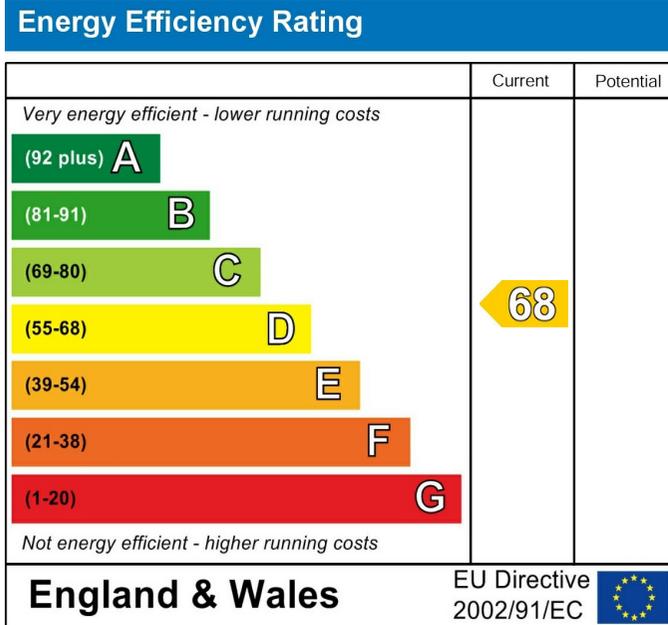
Landing

Bedroom one

Bedroom two

Bedroom three

Bathroom



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.









