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18 Woodhead Drive, Blacker Hill, Barnsley, S74 0RW

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Offers In The Region Of £150,000

Situated on Woodhead Drive in the peaceful village of Blacker Hill, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to create their ideal home. In need of updating throughout, the property provides generous living space and great potential to add value.

The ground floor features a particularly spacious reception room, offering ample space for both living and dining areas—perfect for modern family life or entertaining. The kitchen, while requiring refurbishment, presents a blank canvas for redesign to suit individual tastes.

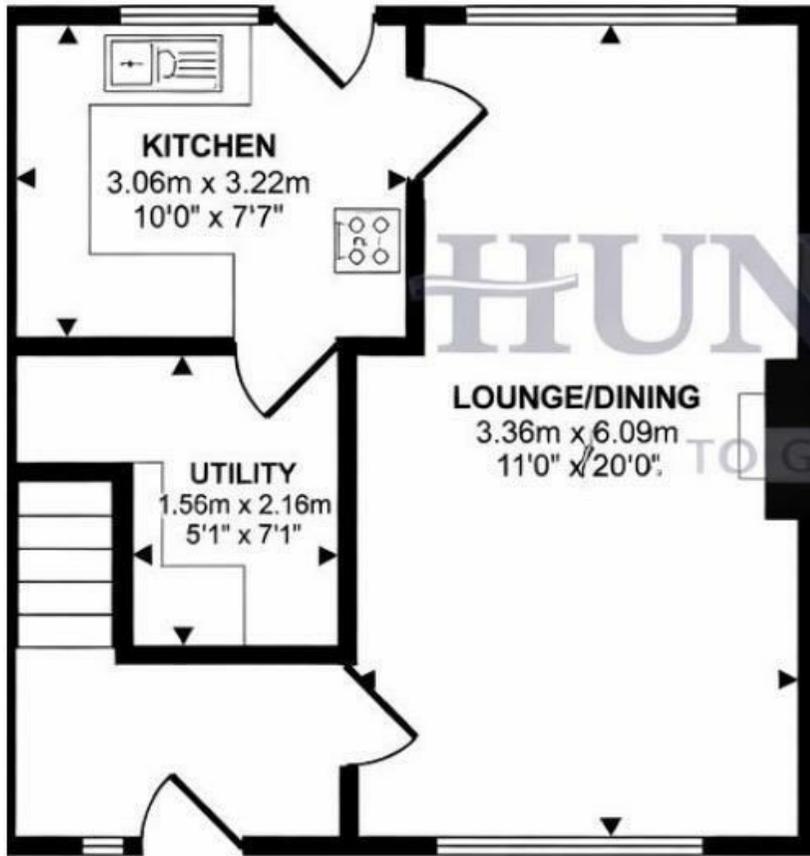
Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, all ready for modernisation.

Externally, the home benefits from off-street parking to the front and a private rear garden, ideal for outdoor relaxation or landscaping to personal preference.

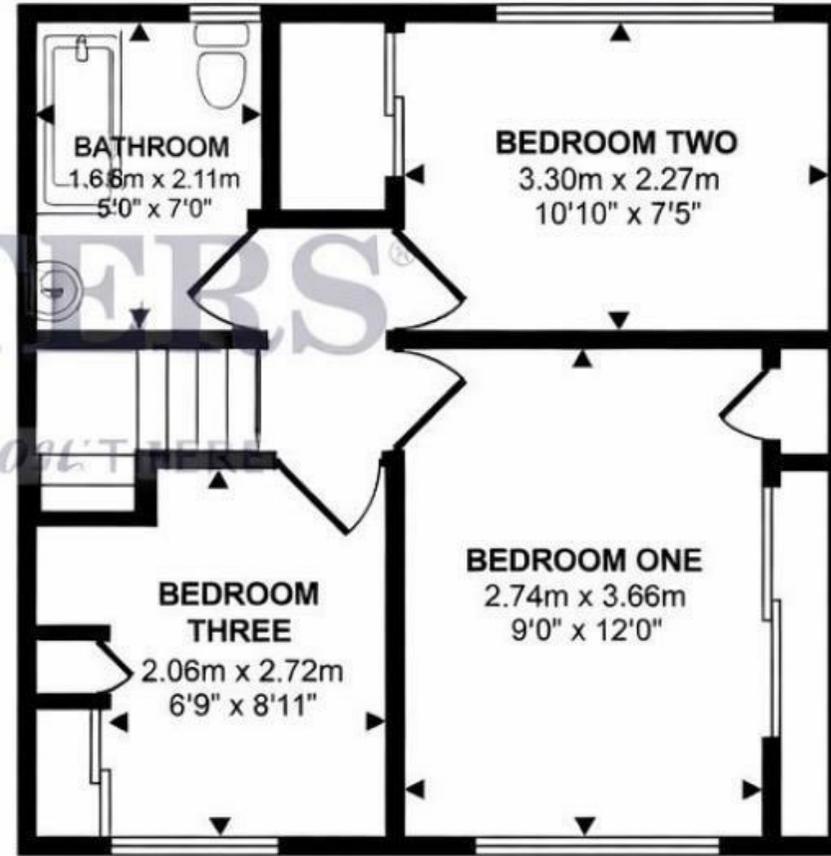
Located in a quiet residential area, the property enjoys a semi-rural feel while remaining conveniently close to local amenities and excellent transport links, including easy access to the M1 motorway—making it ideal for commuters.

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Approx Gross Internal Area
74 sq m / 797 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 37 sq m / 403 sq ft

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

Lounge and dining room

Kitchen

Utility

Landing

Family bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Energy Efficiency Rating

	Current	Potential
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(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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