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38 Woodstock Road, Barnsley, S75 1DU

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## Offers Over £275,000

On the charming Woodstock Road in Barnsley, this delightful semi-detached house offers a perfect blend of traditional character and modern convenience. With two inviting reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

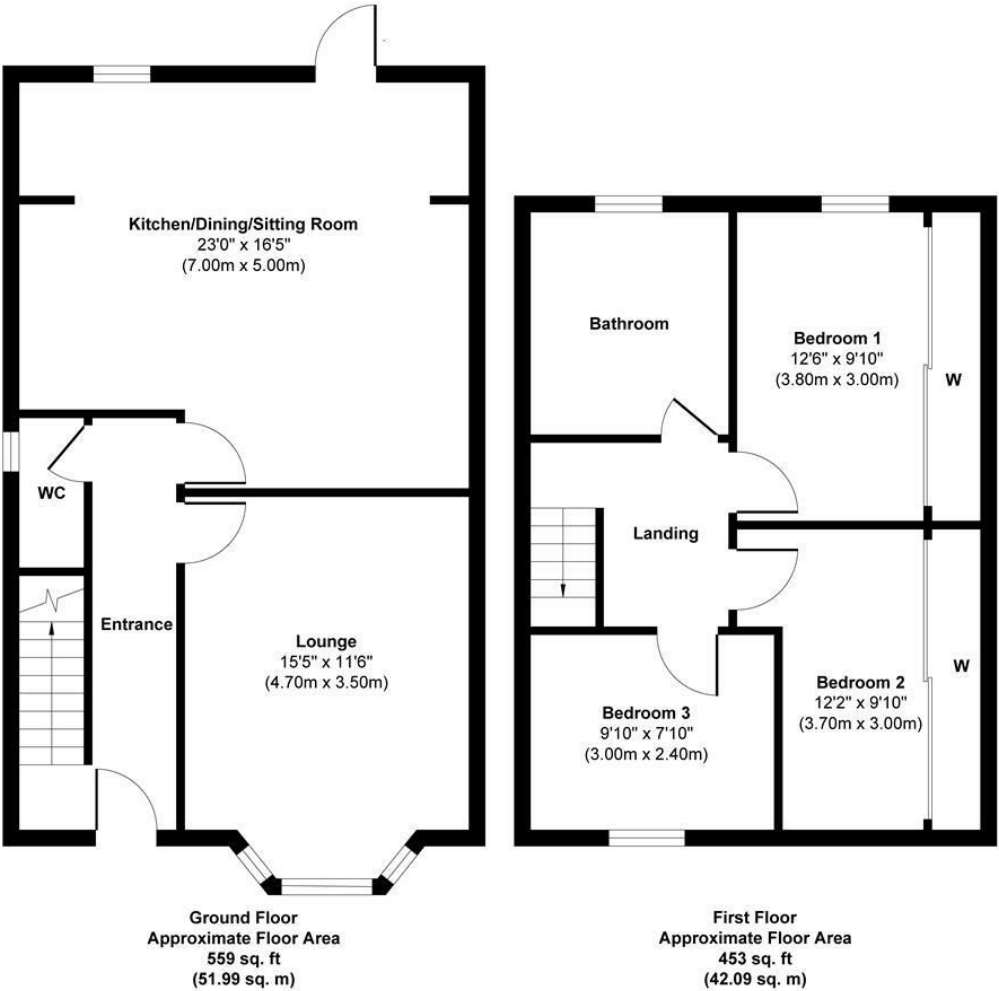
The heart of the home is undoubtedly the spacious kitchen, dining, and sitting room area, enhanced by a single extension to the rear. This open-plan layout creates a warm and welcoming environment, perfect for family gatherings or hosting friends. The large private garden at the rear is a true gem, offering a tranquil outdoor space for children to play or for adults to unwind in the fresh air.

In addition to its charming interior, the property features off-street parking and a detached garage, providing convenience and security for your vehicles. Its prime location means you are within walking distance of Barnsley Hospital and the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. Furthermore, with easy access to the motorway, commuting to nearby cities is a breeze.

This home is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious and characterful property. Don't miss the chance to make this lovely house your new home.

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Woodstock Road



**Approx. Gross Internal Floor Area 1012 sq. ft / 94.08 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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



Entrance

Lounge

11'5" x 15'5"

Downstairs bathroom

Kitchen/ dining room

16'4" x 22'11"

Living room

Landing

Bedroom 1

9'10" x 12'5"

Bedroom 2


9'10" x 12'1"

Bedroom 3

9'10" x 7'10"

Bathroom

Energy Efficiency Rating

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(21-38) F		
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Not energy efficient - higher running costs		
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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.

















