



1 Brow Close, Worsbrough, Barnsley, S70 6TJ

Guide Price £200,000

****GUIDE PRICE OF £200,000 - £210,000****

Welcome to this charming three-bedroom semi-detached house located on Brow Close in the desirable area of Worsbrough, Barnsley. This property boasts a prime corner plot, providing a sense of space and privacy that is hard to find.

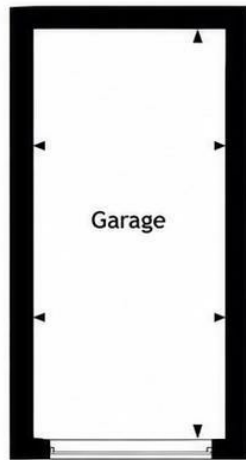
Upon entering, you are greeted by a welcoming entrance hall that leads into a beautifully spacious living room, perfect for relaxation and entertaining. An elegant archway connects the living room to the dining room, which features a modern fitted kitchen including a breakfast bar, ideal for culinary enthusiasts.

From the dining room, French doors open into a large conservatory, allowing natural light to flood the space and offering a delightful view of the expansive garden. Upstairs, you will find three generously sized bedrooms, each providing ample storage space, along with a family bathroom that caters to all your needs.

The property is enhanced by new carpets and flooring, ensuring a fresh and inviting atmosphere throughout, newly fitted as shown on listing photos for completion. Outside, the large garden wraps around the front, side, and rear of the house, providing plenty of room for outdoor activities and relaxation. A detached garage adds convenience, while off-road parking ensures ease of access.

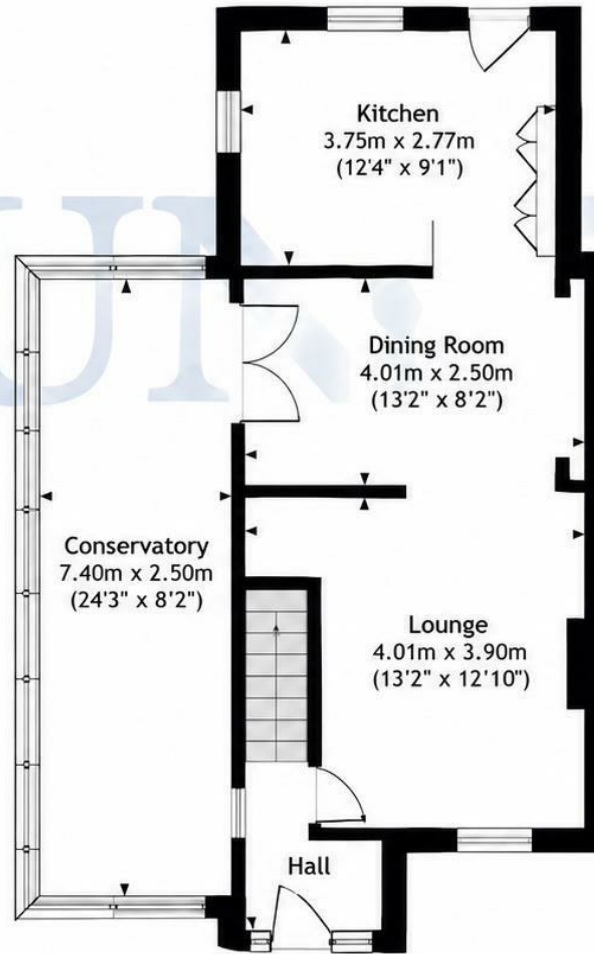
Situated in a great location, this home is close to local amenities, schools, and excellent transport links, including the M1 motorway and bus routes. This property truly has it all—a gorgeous home in a fantastic setting. Don't miss the opportunity to make this lovely house your new home.

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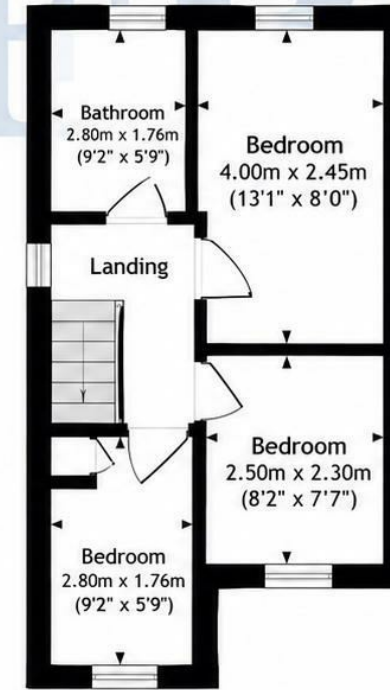
Garage

Floor area 15.4 sq.m.
(166 sq.ft.) approx



Ground Floor

Floor area 59.0 sq.m. (635 sq.ft.) approx



First Floor

Floor area 28.7 sq.m. (309 sq.ft.) approx

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 Hall

Lounge
12'11" x 12'11"

Dining Room
12'11" x 8'0"

Kitchen
12'0" x 8'0"

Conservatory
24'0" x 8'0"

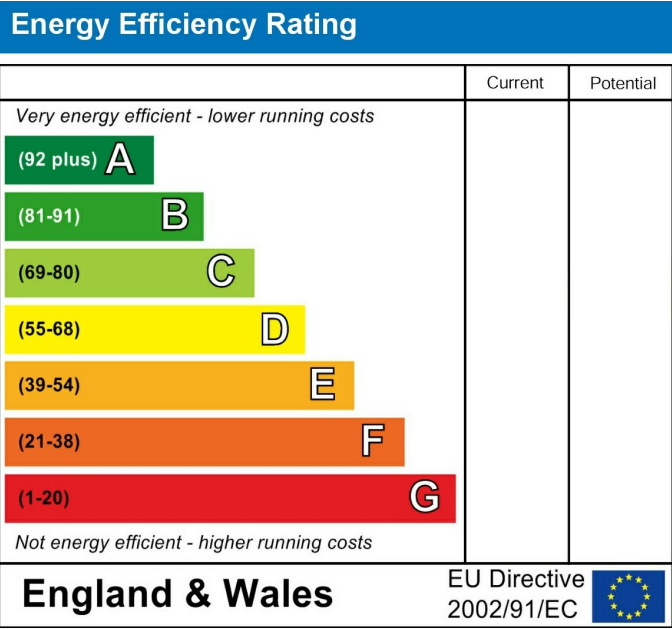
Bedroom 1
12'11" x 8'0"

Bedroom 2
8'0" x 6'11"

Bedroom 3
8'11" x 4'11"

Bathroom
6'11" x 4'11"

Garage



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.









