

# HUNTERS®

HERE TO GET *you* THERE

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26 Castle View, Dodworth, Barnsley, S75 3LF



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Offers In Excess Of £175,000

- NO VENDOR CHAIN

- GARAGE

In the sought-after area of Castle View, Dodworth this charming house presents an excellent opportunity for families and individuals alike. The property boasts a desirable location, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the kitchen, which has been thoughtfully designed to combine style and functionality. It offers ample space for culinary creations and family gatherings, ensuring that it will be a favourite spot for many.

The house features three spacious bedrooms, each providing a tranquil retreat for rest and relaxation. These well-proportioned rooms are perfect for families, guests, or even a home office, catering to a variety of lifestyle needs.

Outside, the property is complemented by a private garden, offering a peaceful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the garage provides convenient storage or parking options, adding to the practicality of this lovely home.

In summary, this property on Castle View is a delightful blend of modern amenities and comfortable living, making it a must-see for anyone looking to settle in Barnsley. With its new kitchen and bathroom, spacious bedrooms, and inviting outdoor space, it is ready to welcome its new owners.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Entrance hall

Lounge  
15'3" x 13'7"

Kitchen and Pantry  
12'0" x 12'3"

Garage

W/C

Landing


Bedroom 1  
13'1" x 9'8"

Bedroom 2  
12'3" x 7'4"

Bedroom 3  
11'2" x 9'2"

Bathroom  
7'6" x 8'8"

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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.

















