



**HUNTERS**<sup>®</sup>

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55 Oakdale, Worsbrough, Barnsley, S70  
5EQ



# 55 Oakdale, Worsbrough, Barnsley, S70 5EQ

## Offers In The Region Of £180,000

In the charming area of Oakdale, Worsbrough, Barnsley, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The modern open plan kitchen and dining room create a welcoming atmosphere, perfect for entertaining guests or enjoying family meals.

The property features a single reception room with log burning stove, providing a cosy space for relaxation or social gatherings. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the large private rear garden, which offers a tranquil retreat for outdoor activities, gardening, or simply unwinding in the fresh air.

Off-street parking for multiple vehicles adds to the convenience of this property, making it an ideal choice for those with cars. Furthermore, the location is highly advantageous, being close to a variety of local amenities, including shops and schools, which cater to everyday needs.

This semi-detached house in Oakdale is not just a home; it is a lifestyle choice that combines comfort, convenience, and community. Whether you are looking to settle down or invest, this property is sure to meet your expectations. Do not miss the chance to make this lovely house your new home.

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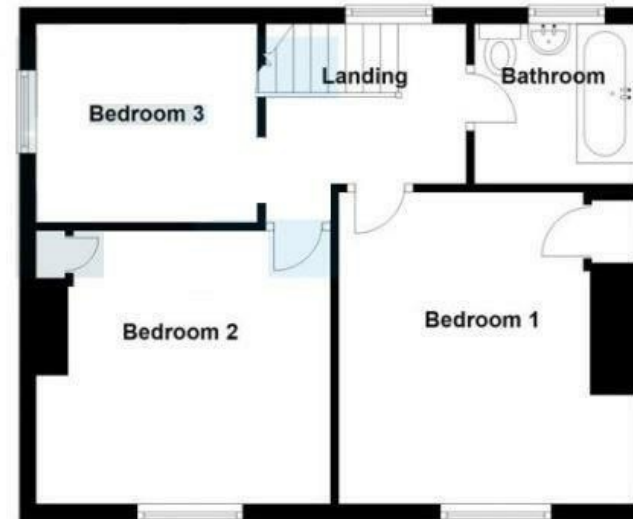
## Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

This floor plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
Plan produced using PlanUp.

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

Lounge  
16'0" x 13'5"

Kitchen/ Dining room  
19'4" x 11'5"

Utility  
9'10" x 9'2"

Landing


Family bathroom  
7'2" x 6'2"

Bedroom one  
13'1" x 10'5"

Bedroom two  
10'2" x 8'10"

Bedroom three  
8'10" x 7'10"

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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.



















