



## Clayroyd

Worsbrough, Barnsley, S70 5ET

Guide Price £160,000



Guide price £160,000 to £170,000

Take a look at the garden! Hunters are proud to introduce to the market this modern, three bedroom semi detached property situated in Barnsley. A generously spacious, modern, family home filled with character and many other benefits such as a high gloss open plan Kitchen/ Dining room, double glazing throughout, gas central heating and off street parking. The property is close to all amenities such as schools, shops and transport link. Briefly accommodating an entrance hall, Lounge, w/c, Kitchen/ Diner, utility, Landing, Family bathroom and three spacious bedrooms. Call Hunters today to arrange your highly advised viewing and avoid disappointment.



Entrance hall

W/C

Lounge 14'9" x 10'9" (4.5m x 3.3m)

Kitchen/ Diner 11'1" x 20'8" (3.4m x 6.3m)

Utility 6'6" x 5'10" (2m x 1.8m)

Landing

Family bathroom 6'10" x 5'6" (2.1m x 1.7m)

Bedroom one 14'9" x 10'9" (4.5m x 3.3m)

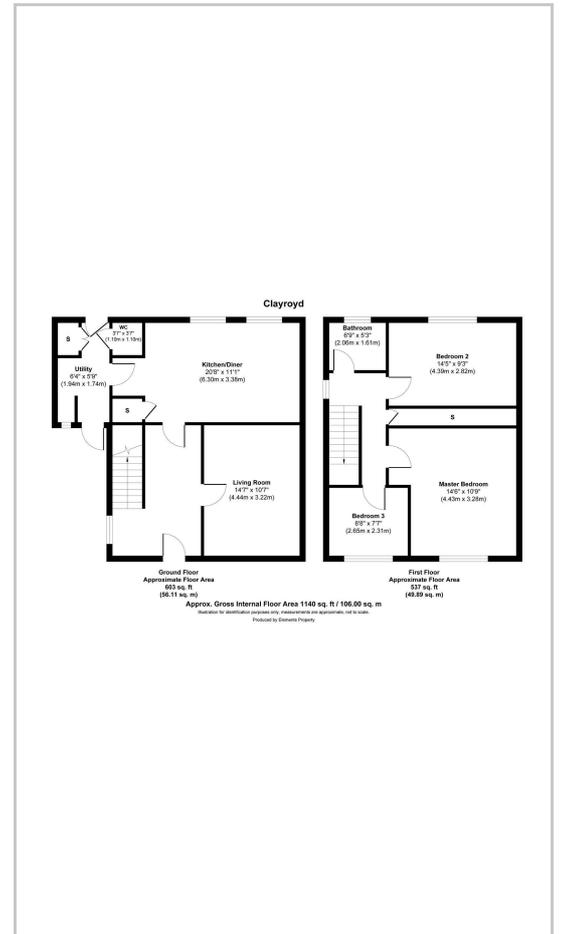
Bedroom two 14'5" x 9'2" (4.4m x 2.8m)

Bedroom three 7'10" x 8'10" (2.4m x 2.7m)

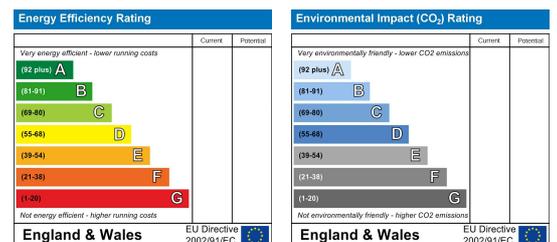
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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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