



## 1 Roslyn Villas Barnsley Road, Hemsworth, WF9 4NY

Situated on Barnsley Road in the charming town of Hemsworth, this delightful detached house offers a perfect blend of comfort and versatility. Spanning an impressive 882 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

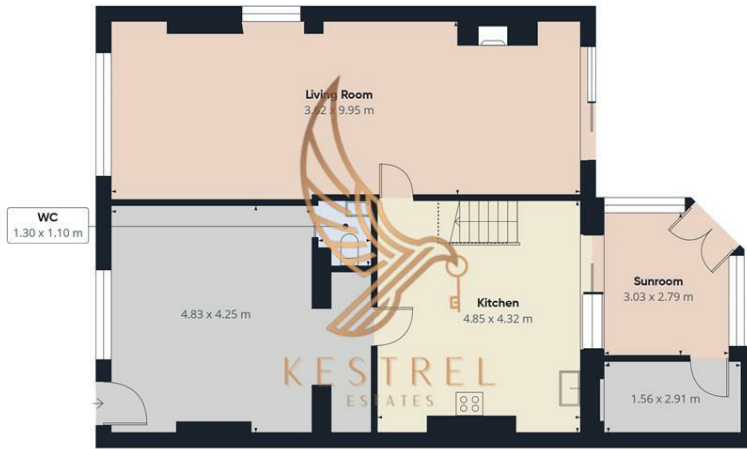
With four well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

The location in Hemsworth offers a friendly community atmosphere, with local amenities and transport links within easy reach.

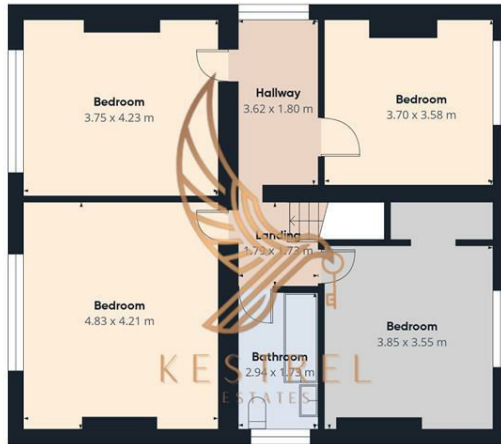
In summary, this detached house on Barnsley Road is a rare find. It is a wonderful opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-appointed home.

- 4 BED DETACHED HOME
- GREAT FAMILY HOME
- ENCLOSED GARDEN TO THE REAR
- BEAUTIFUL BATHROOM WITH FREE STANDING BATH
- LARGE KITCHEN DINER
- LARGE LIVINGROOM
- 2 RECEPTION ROOMS

**£225,000**



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>1)</sup>  
172.4 m<sup>2</sup>  
Reduced headroom  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

