

MoveNow Properties



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FOR SALE

Dodworth Road, Barnsley,

S70 6HR

4 Bedroom, Semi-Detached

£260,000



Movenowproperties are thrilled to present this exquisite four-bedroom semi-detached family residence for sale. Nestled in a sought-after location, this home boasts off-road parking at the front, ensuring convenience and accessibility. Additionally, a charming conservatory graces the rear, overlooking a private garden. What's more, this remarkable property is available with no chain, promising a seamless transition for its new owners.

- Spacious four-bedroom semi-detached property
 - Off-road parking available
- Rear conservatory spanning the full width of the property.
 - Two reception rooms for versatile living
- Convenient utility room for added functionality.
 - Solar panels enhance energy efficiency.
- Equipped with a heat pump for optimal comfort and sustainability.
 - Available with No Chain

Welcome to this charming residence featuring:

Entrance Hall

Step into elegance with a composite entrance door and tiled flooring. The radiant space boasts a double-glazed window to the side and a staircase leading to the first floor.



Living Room

Measurements: 14' 1" x 11' 6" (4.30m x 3.50m)

Embrace comfort in the spacious living area adorned with wood-effect laminate flooring. Natural light floods through the double-glazed bay window, offering a picturesque view of the front, while a radiator ensures warmth.



Dining Room

Measurements: 13' 1" x 10' 10" (4.00m x 3.30m)

Entertain in style on wood-effect laminate flooring complemented by a radiator. The room extends seamlessly to the conservatory through patio doors, enhancing the living space.



Conservatory

Measurements: 18' 1" x 9' 2" (5.50m x 2.80m)

Escape to tranquility in the inviting conservatory featuring wood-effect laminate flooring and double-glazed windows offering serene views of the side and rear garden. Patio doors seamlessly merge indoor and outdoor living spaces.



Kitchen

Measurements: 9' 10" x 8' 2" (3.00m x 2.50m)

Discover culinary delights in the tastefully appointed kitchen boasting tiled flooring and modern wall and base units. Integrated appliances include an electric oven, electric hob, and cooker hood. The American fridge freezer with a water dispenser adds convenience. Natural light floods the space through two double-glazed windows overlooking the rear conservatory.



Utility

Measurements: 14' 5" x 6' 7" (4.40m x 2.00m)

Efficiency meets functionality in the utility area with a double-glazed window overlooking the front and a UPVC rear external door. Plumbing for a washing machine, work surface storage, and housing for the water heater and solar panel controls optimize utility space.



Downstairs WC

Convenience meets style in the downstairs WC featuring a low flush WC, pedestal wash basin, and radiator. The double-glazed window offers natural light, while part tiling to the walls adds a touch of elegance.



Stairs and Landing

Ascend to serenity on carpet flooring with original features and a loft hatch with ladders for additional storage.

Bedroom One:

Measurements: 13' 1" x 10' 10" (4.00m x 3.30m)

A double bedroom featuring carpet flooring, a double-glazed window overlooking the rear, a radiator for comfort, and fitted wardrobes.



Bedroom Two:

Measurements: 11' 10" x 10' 2" (3.50m x 3.10m)

Another double bedroom with carpet flooring, a radiator, a double-glazed window overlooking the rear, and fitted wardrobes.

**Bedroom Three:**

Measurements: 13' 1" x 8' 6" (4.00m x 2.60m)

This bedroom offers carpet flooring, a radiator, double-glazed windows overlooking both the front and rear, an additional loft hatch, and fitted wardrobes.

**Bedroom Four:**

Measurements: 7' 10" x 7' 3" (2.40m x 2.20m)

A bedroom with carpet flooring, a radiator, and a double-glazed window overlooking the front.

**Bathroom**

Measurements: 9' 10" x 8' 2" (3.00m x 2.50m)

Featuring tiled flooring and part-tiled walls. The four-piece suite includes a shower unit, bath, low flush WC, and pedestal wash basin. Natural light floods the space through the frosted double-glazed window, while a radiator adds warmth.



Outside

Experience convenience with a private drive offering off-road parking at the front. The rear garden beckons with an enclosed space, raised deck seating area, and storage under the conservatory. Gates offer convenient access to the rear.



Additional Information

Property Construction:

- Source of heating – Electric - Heat Pump & Solar Pannels
- Primary source of electricity supply – Mains Electricity
- Primary source of water supply – Mains Water Supply
- Primary arrangement for sewerage – Mains Drains & Sewerage

Broadband connection

Cable

Mobile Coverage

Three

O2

Vodaphone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

Private Drive

Building safety

Extension to side of house providing a utility room and bedroom. We have been informed the work was done over 10 years ago and was with planning permission.

Conservatory has been built without needing planning permission. We have been informed this has been checked by planning officers.

Council Tax

Band C

Tenure
Freehold

EPC

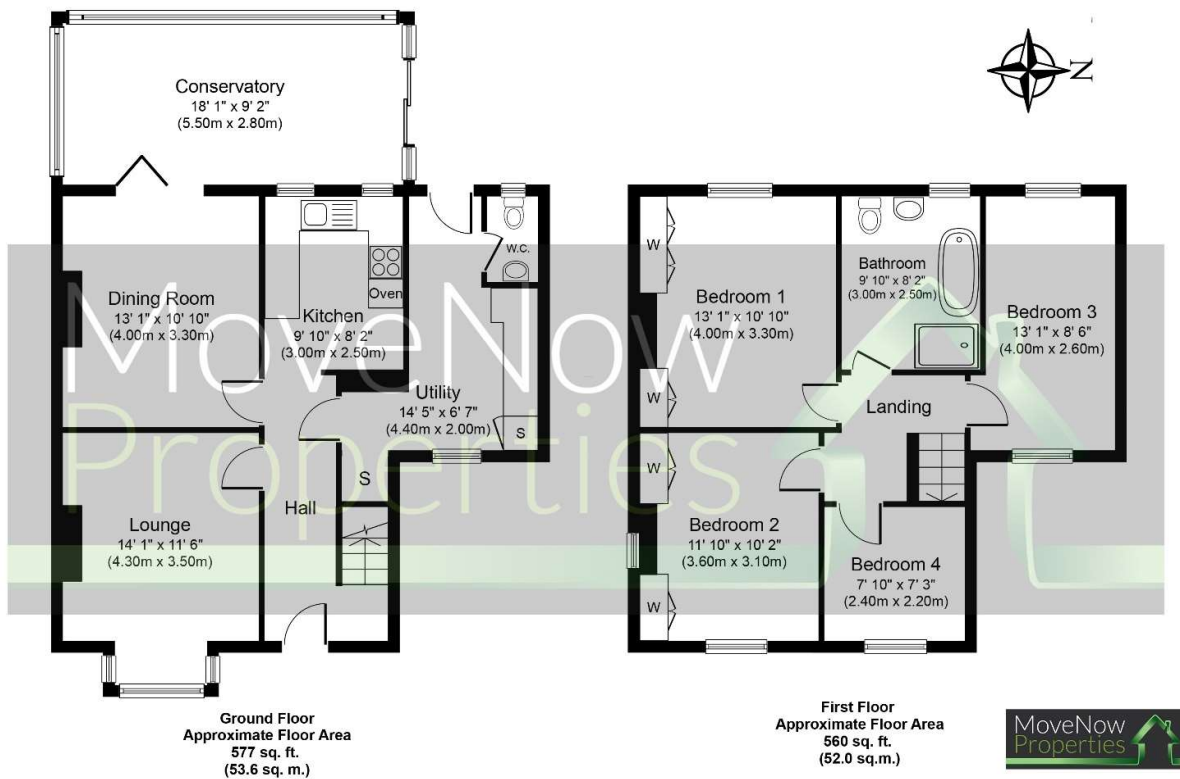
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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