



## 54 Yews Lane, Worsbrough, S70 4AT

**\*\*OPEN DAY - SATURDAY 23RD NOVEMBER 10AM - 12PM\*\***

Don't miss this 2 bed semi detached bungalow with so much potential, they don't often come up for sale!!

This lovely bungalow boasts 2 bedrooms, cosy lounge, kitchen and shower room. With light modernisation required this property is ready for someone to add their own personal stamp. Externally there is off street parking and gardens to the front, side and back.

Get in touch with us today to arrange your viewing

**£125,000**

- 2 Bedroomed Bungalow
- Light Modernisation Required
- Spacious Lounge
- 2 Good Sized Bedrooms
- Shower Room
- Gardens to 3 Sides
- Off Street Parking
- NO CHAIN
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Approximate total area<sup>(1)</sup>  
472.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	