



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Rockingham Road, Dodworth, Barnsley

## Offers Over £150,000



Welcome to this charming semi-detached house located on Rockingham Road in the picturesque countryside setting of Dodworth, Barnsley.

Upon entering, you are greeted by a spacious entrance hall leading to a cosy lounge, a well-equipped kitchen, a dining room perfect for entertaining guests, three lovely bedrooms, and a family bathroom.

This property boasts not only a sought-after location but also stunning views and scenery that will surely captivate your heart. The front and rear gardens provide ample space for outdoor activities or simply enjoying the fresh country air.

If you are looking for a peaceful retreat away from the hustle and bustle of the city, this property offers the perfect blend of comfort and tranquillity. Don't miss the opportunity to make this house your home in the beautiful countryside of Dodworth.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com



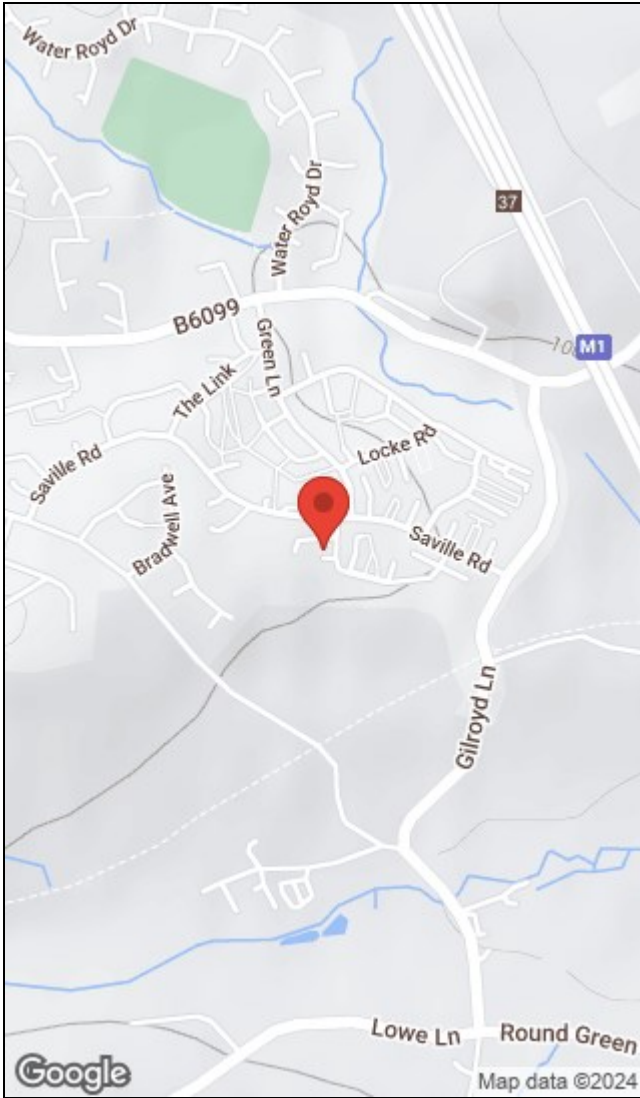
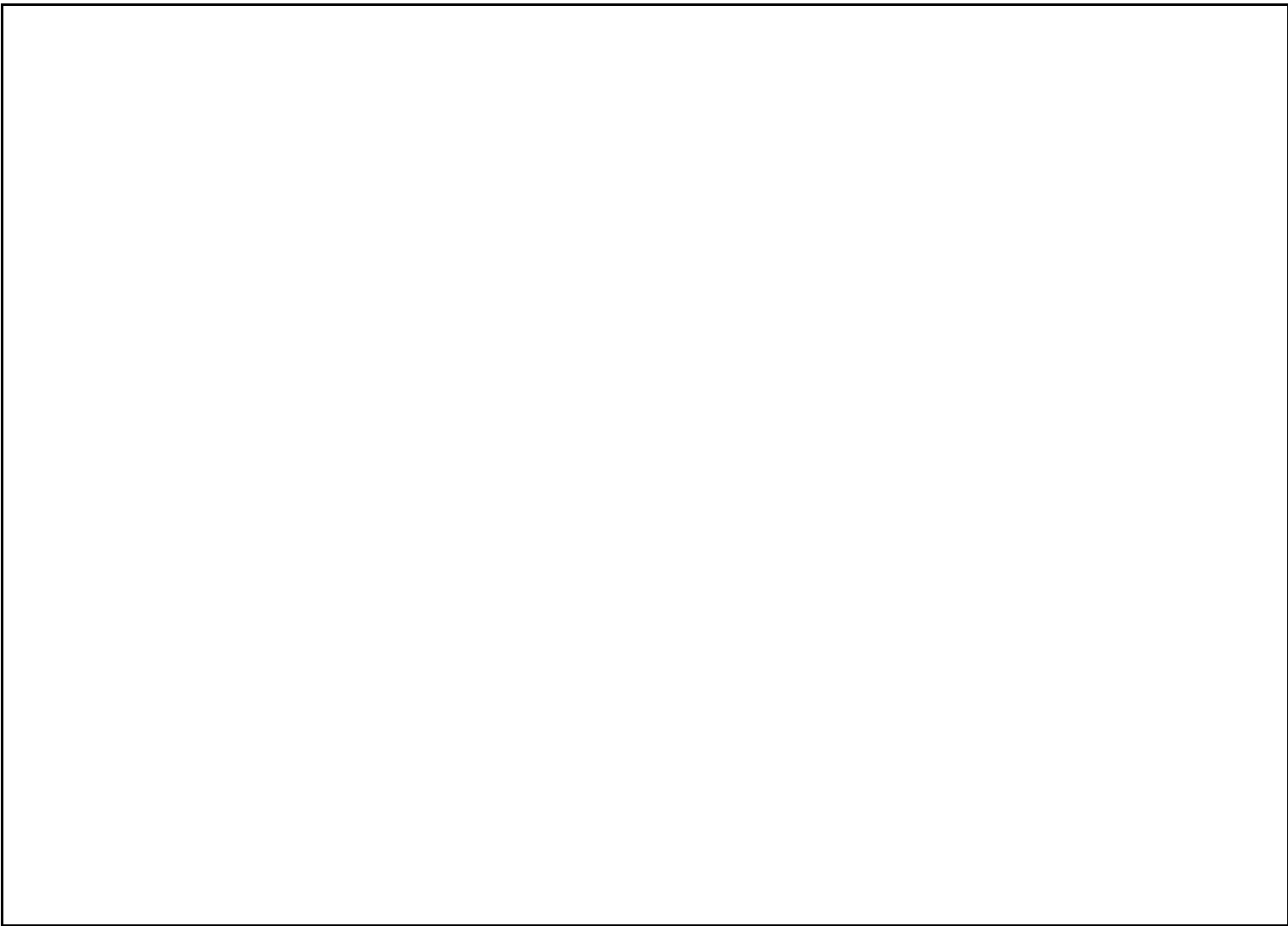
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## KEY FEATURES

- THREE BEDROOMS
- PRIVATE GARDEN
- EXCELLENT LOCATION
- COUNTRYSIDE SETTING
- VIEWINS SURROUNDING







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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