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HERE TO GET *you* THERE

8 The Link, Dodworth, Barnsley, S75 3QG

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Offers In Excess Of £160,000

Welcome to this charming semi-detached house located in the sought-after area of The Link, Dodworth, Barnsley. This property boasts a spacious layout with one reception room, three cosy bedrooms, and a well-maintained bathroom.

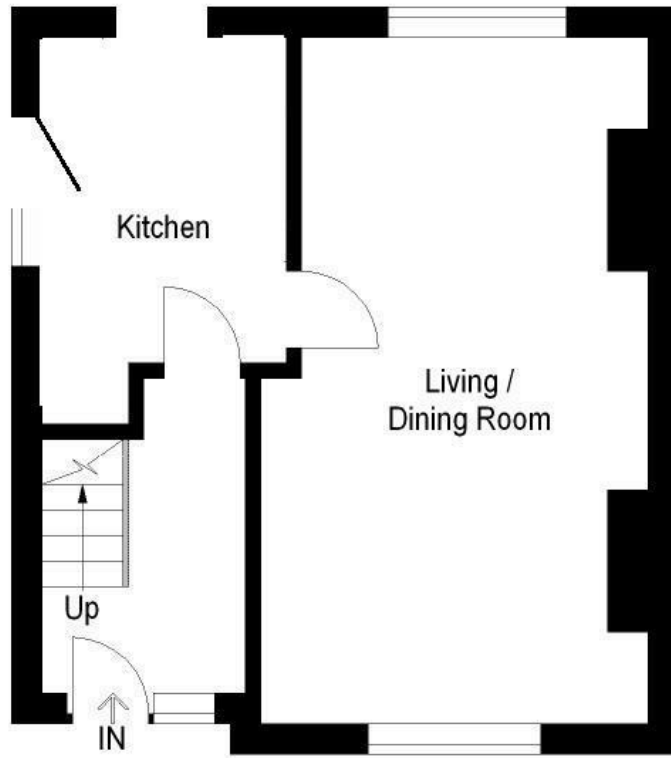
Situated in a prime location, this house offers the convenience of being within walking distance of all amenities, making daily errands a breeze. The absence of a vendor chain ensures a smooth and hassle-free buying process, allowing you to move in swiftly and start enjoying your new home.

One of the standout features of this property is the large front and rear gardens, perfect for those who have a green thumb or enjoy outdoor entertaining. Imagine hosting summer barbecues or simply relaxing in your own private outdoor oasis.

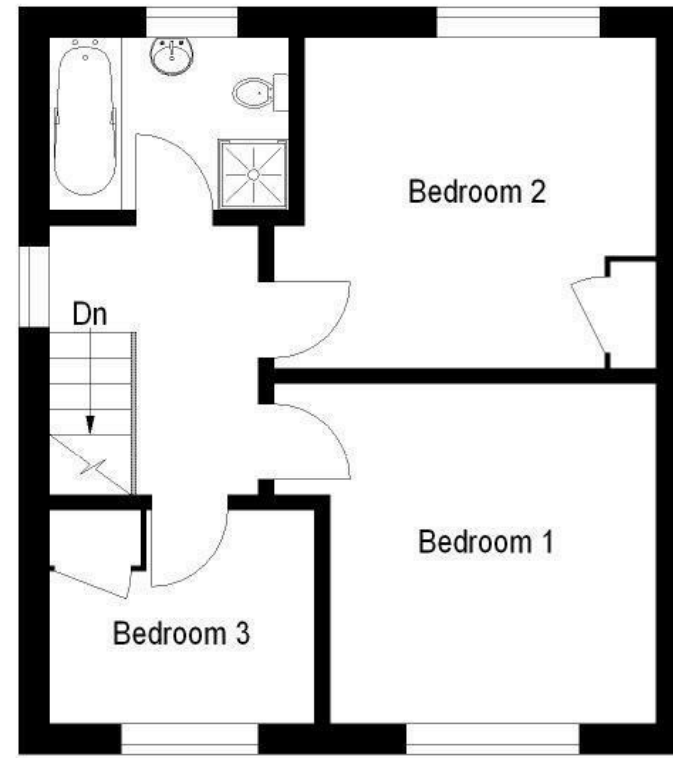
Whether you're looking for a family home or a peaceful retreat, this house has the potential to cater to your needs. Don't miss out on the opportunity to own a property in such a fantastic location with ample space both inside and out. Contact us today to arrange a viewing and take the first step towards making this house your new home.

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Approximate Gross Internal Area = 80 sq m / 861 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2013 (ID76970)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance hall

Lounge / dining room

11'5" x 21'11"

Kitchen

8'10" x 13'9"

Landing

Bedroom one


12'9" x 11'1"

Bedroom two

11'1" x 13'5"

Bedroom three

7'6" x 9'2"

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	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
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(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
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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. 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.

