



8 Briar Rise, Worsbrough, Barnsley, S70 5JR

Asking Price £325,000

Located in the charming area of Briar Rise, Worsbrough, Barnsley, this beautifully presented detached dormer bungalow offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene yet convenient lifestyle.

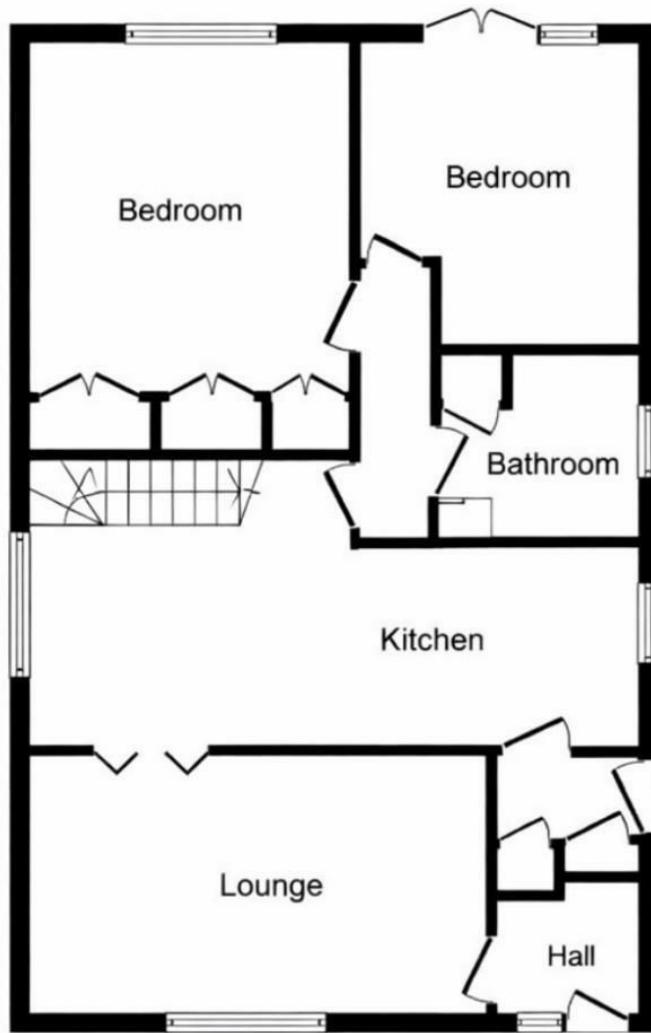
As you enter, you are welcomed by a large reception room that boasts a stylish media wall, creating an inviting space for relaxation and entertainment. The open plan kitchen and dining room is a highlight of the home, providing a wonderful area for family gatherings and culinary delights. The layout encourages a sense of togetherness, making it perfect for both everyday living and special occasions.

This bungalow features two well-appointed bathrooms, ensuring ample facilities for the household. The property is set on a generous plot, with large front and rear gardens that offer plenty of outdoor space for children to play or for gardening enthusiasts to indulge their passion. Additionally, off-street parking for two vehicles adds to the convenience of this delightful home.

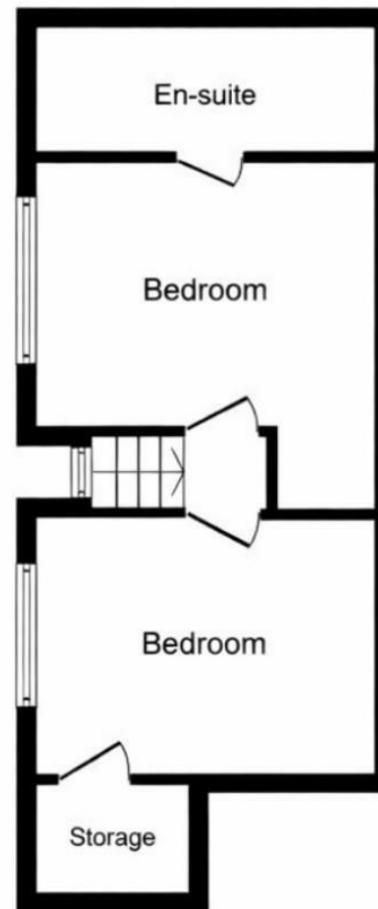
Located close to all amenities, residents will enjoy easy access to local shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. This property truly embodies the essence of comfortable living in a desirable location. Don't miss the opportunity to make this stunning bungalow your new home.

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Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
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			
EU Directive 2002/91/EC			
England & Wales			

Enterance

Lounge

Kitchen

Bathroom

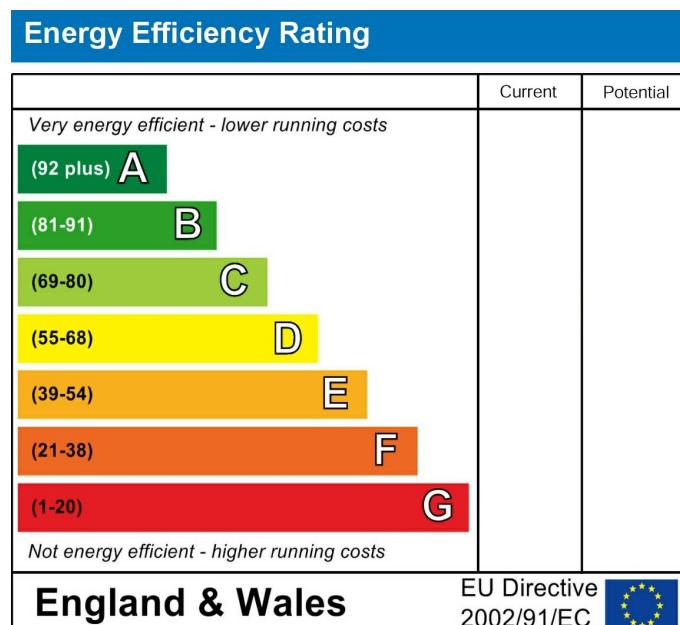
Bedroom 1

Bedroom 2

Landing

Bedroom 3 & En Suite

Bedroom 4



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.









