



## 17 Millers Dale, Worsbrough, Barnsley, S70 5AS

**Guide Price £350,000**

\*\*\* GUIDE PRICE £350,000 - £365,000 \*\*\* This immaculate detached 4-bedroom house is offered for sale in the popular sought after area of Worsbrough in Barnsley, well placed for nearby schools, local amenities and green spaces. In Worsbrough we have a small supermarket, three local pubs and a cafe all within a short walk.

The property has had one owner since built and offers two well-proportioned reception rooms, providing flexible living and dining options for families or those who work from home.

The ground floor benefits from shutters on all windows, giving a clean, consistent finish and helping to manage light and privacy. To the rear, there is a landscaped well established and low-maintenance garden featuring a stone patio area, an additional circular patio, and artificial grass, creating defined zones for seating, outdoor dining and play with minimal upkeep required.

Worsbrough is known for its access to green and open space, including Worsbrough Country Park and the Trans Pennine Trail, offering attractive walking and cycling routes. Everyday shopping needs are well served in nearby Barnsley town centre, which also provides a range of cafés, restaurants and leisure facilities.

Public transport links are convenient, with Barnsley railway station typically around a 10–15 minute drive away, offering regular services to Sheffield in around 25 minutes and Leeds in approximately 35–40 minutes. Local bus routes connect Worsbrough to Barnsley, Sheffield and surrounding areas, supporting both commuting and leisure travel. The property also provides good access to local motorway M1 Networks.

The property falls within Council Tax band D. This well-maintained detached house presents a strong opportunity for buyers seeking a 4-bedroom family home in a sought-after Barnsley location with good access to schools, amenities and outdoor space.

## Entrance

Providing access through a composite door with a further oak door leading into the entrance hall.

## Entrance Hall



Having oak flooring, a radiator and stairs to first floor landing. Further doors leading into the garage and a cloakroom.

## Downstairs W.C



Having a low flush w.c , a hand wash basin, oak flooring and a double glazed window.

## Dining Room



Having a double glazed window, a radiator and oak flooring.

## Lounge



Having French doors opening into the rear garden area, a radiator, gas fire with surround and oak flooring.

## Kitchen



Having a range of wall and base units in a white gloss finish with 1.5 sink unit, quartz work surfaces, induction hob, extractor fan, double oven, microwave, integrated dishwasher, washing machine and fridge freezer. Having two double glazed windows and plinth heater.

## First Floor Landing

Having a storage cupboard useful for storing linens and bedding.

## Bedroom One



Having three windows to the front elevation, a range of fitted wardrobes and a dressing table, wall fitted air conditioning unit and a radiator.

## En Suite Shower Room

Having a double cubicle with rain shower and attachment, low flush w.c, hand wash basin with fitted vanity unit, fully tiled and heated towel rail. A window overlooking the front elevation.

## Bedroom Two



Having a double glazed window, a radiator and a range of fitted wardrobes.

### Bedroom Three



Having a window to the rear elevation and a radiator.

### Bedroom Four



Having a window overlooking the rear elevation and a radiator.

### Bathroom



Having a panelled bath with rain shower and attachment, hand wash basin with vanity unit underneath, low flush w.c, heated towel rail and a double glazed window.

### Outside



To the front of the property is a driveway leading to the garage, there is also an artificial grassed area. To the rear of the property is a stone patio area with steps leading to an artificial lawn and a further circular patio area ideal for seating. All the rear garden is fully enclosed ideal for children and pets. The BBQ is included in the sale of the property. Both the front and rear gardens have lighting, cameras and an house alarm. Outside power points and a tap.

### GARAGE

There is power, light and an outside tap.

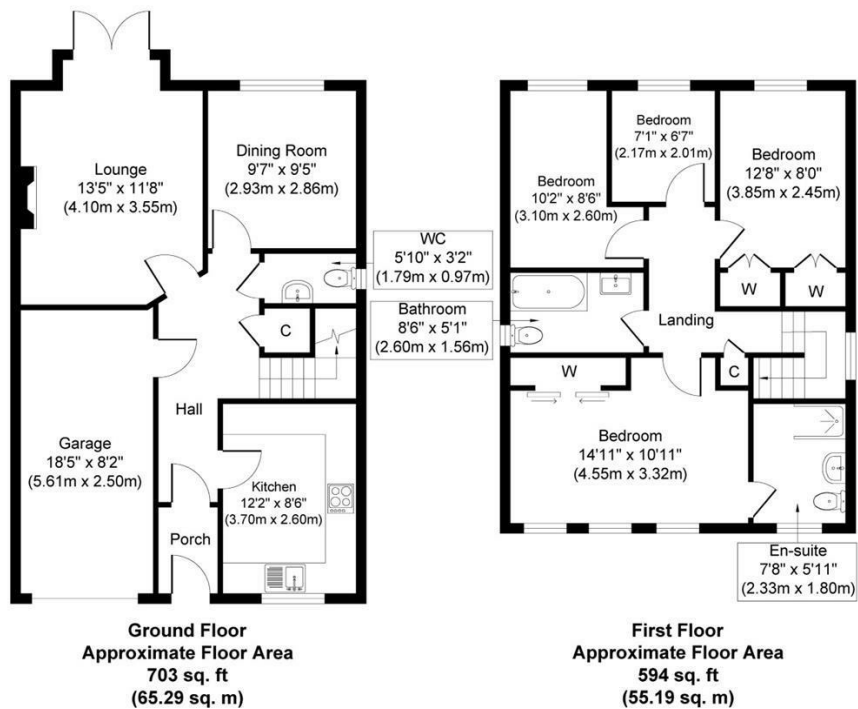
### Agents Note

The vendor has had a gas combination boiler fitted on the 16/3/2026. This comes with a 10 year warranty, \*\*\* Subject to terms and conditions \*\*\*

### MATERIAL INFORMATION

Council Tax Band D  
 Tenure Freehold  
 Property Type Detached House  
 Construction type Brick built  
 Heating Type Gas central heating  
 Water Supply Mains water supply  
 Sewage Mains drainage  
 Gas Type Mains Gas  
 Electricity Supply Mains Electricity  
 All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.  
<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
 Parking type driveway and garage  
 Building safety N/A  
 Restrictions N/A  
 Rights and easements N/A  
 Flooding – LOW  
 All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>  
 Planning permissions N/A  
 Accessibility features N/A  
 Coal mining area South Yorkshire is a mining area  
 All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan



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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# Area Map



# Energy Efficiency Graph

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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