



PRICE GUIDE

£265,000

Ardsley Road

Worsbrough, Barnsley, S70 4RN

PROPERTY SUMMARY

Situated on the ever-popular Ardsley Road in Worsbrough, this beautifully presented three-bedroom semi-detached home combines modern style with practical family living. Extending to approximately 1,085 sq ft, the property offers generous, well-planned accommodation throughout. All three bedrooms are well proportioned and benefit from fitted wardrobes, providing excellent storage while maintaining a sleek finish. At the heart of the home is a newly fitted kitchen, complete with elegant quartz worktops and integrated appliances—perfect for both everyday living and entertaining. The ground floor is enhanced by two versatile reception rooms, offering flexible space to suit modern lifestyles. One reception room is ideal for relaxing or hosting guests, while the second lends itself perfectly as a family or children's room. Externally, the property enjoys a low-maintenance garden, ideal for those seeking outdoor space without the upkeep. A standout feature is the ample off-road parking for up to five vehicles, a rare and valuable addition. Well positioned for access to the motorway network and local amenities, this stylish home is perfectly suited to families or professionals looking for comfort, convenience and quality. An excellent opportunity to secure a superb property in a desirable Worsbrough location.

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1



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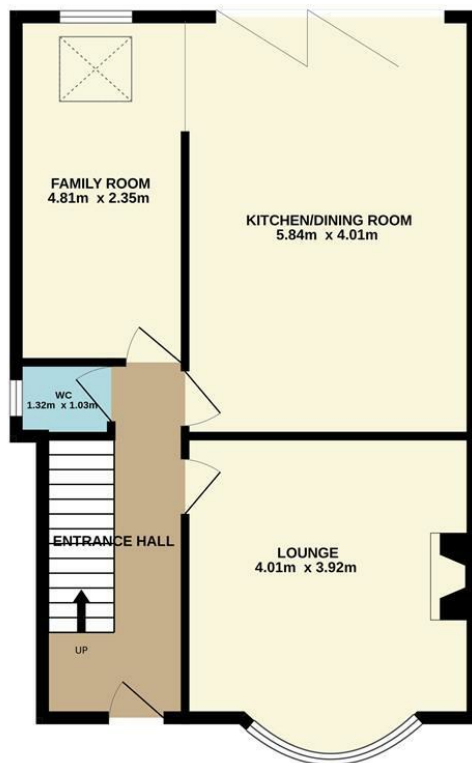




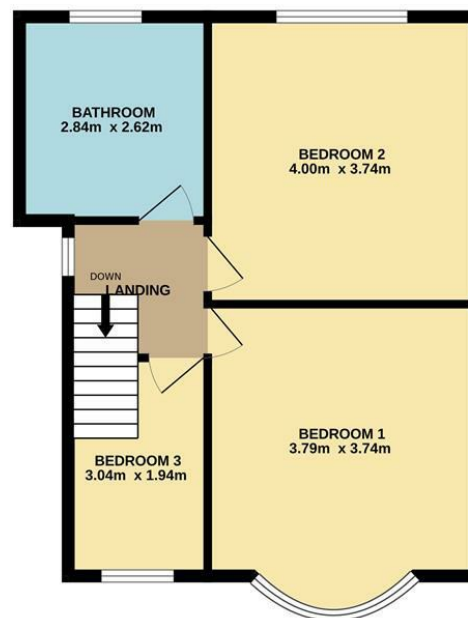




GROUND FLOOR
60.9 sq.m. approx.



1ST FLOOR
46.9 sq.m. approx.



TOTAL FLOOR AREA : 107.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:

C

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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