



41 High Street

Worsbrough, Barnsley, S70 4SE

Offers Over £160,000



FULL OF CHARACTER & POTENTIAL – MUST BE VIEWED

This spacious end-terrace home, formerly a shop many years ago, offers a rare opportunity for buyers looking to create a truly unique family home. With a versatile and generous layout, this property is perfect for those wanting to put their own stamp on a substantial property.

Requiring a degree of modernisation and remedial works, the home provides fantastic scope to improve and add value. The accommodation briefly comprises three reception rooms, a galley-style kitchen, and a useful basement spanning beneath the reception rooms.

To the first floor are three double bedrooms, with a further attic bedroom to the second floor, offering flexible living space ideal for growing families or those needing home office options.



GROUND FLOOR

LOUNGE

A spacious lounge featuring a front-facing double-glazed window and entrance door, with laminate flooring throughout. The room is open plan to the dining area and benefits from double doors leading to a spacious sitting room with a radiator and high ceilings, creating a bright and versatile living space.

DINING ROOM

Featuring a continuation of the laminate flooring, with open access to the galley kitchen. The room benefits from a rear-facing double-glazed window and a radiator, with doors providing access to the cellar and a further door leading to the staircase to the first floor.

SITTING ROOM

This versatile space could be used as a sitting room, family room, or even a cinema room. Featuring laminate flooring, a front-facing double-glazed window, a side-facing window, and French-style doors leading to the rear, the room is filled with natural light. Further benefits include a radiator and TV aerial point, creating a bright and flexible living area.

KITCHEN

A galley-style kitchen comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. There is space for appliances and plumbing facilities.

The room benefits from a rear-facing double-glazed window and door, providing access outside. A further door leads to an additional storage area, which could be utilised as a utility space or downstairs WC.

CELLAR

The cellar offers ample storage or additional potential space, spanning beneath the three reception rooms, providing excellent versatility for future use.

FIRST FLOOR

BEDROOM ONE

A good-sized room featuring two double-glazed windows allowing plenty of natural light. The room also benefits from a radiator, with a door providing access to a walk-in wardrobe.

WALK-IN WARDROBE

This walk-in wardrobe is of a good size and could easily be adapted to provide an en-suite space if preferred.

BEDROOM TWO

A further double bedroom featuring a double-glazed window and radiator, with ample space for furniture. Doors provide access to the attic room, offering additional versatile accommodation.

BEDROOM THREE

A further double bedroom featuring a double-glazed window and radiator, with ample space for furniture.

BATHROOM

A spacious bathroom which could potentially accommodate a four-piece suite. Currently comprising a bath with shower over, WC, and wash hand basin. The room also benefits from a window with obscure glazing and a radiator.

SECOND FLOOR

ATTIC ROOM

This spacious room could easily be adapted into a versatile additional living space, featuring a radiator, useful storage, and a window providing natural light. Ideal for a teenager's space or home office.

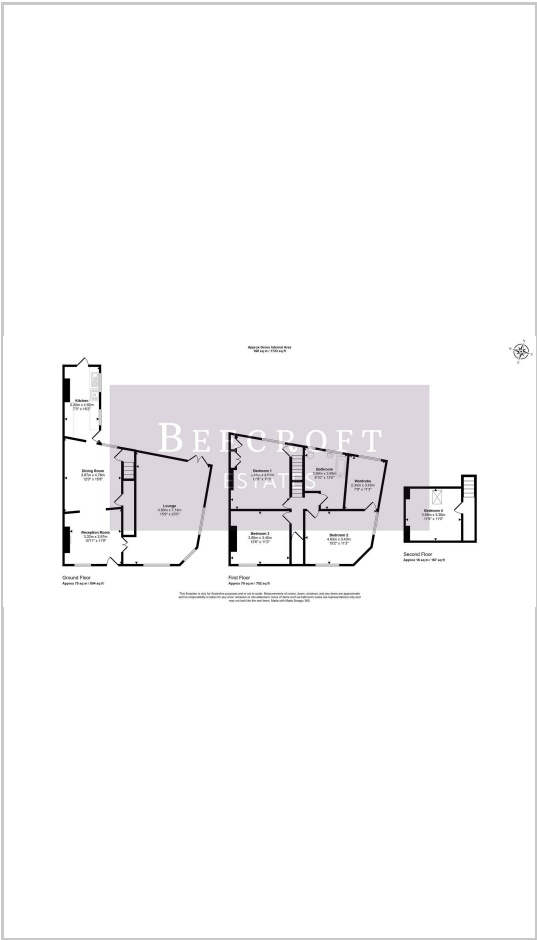
OUTSIDE

The rear of the property offers a spacious garden and ample off-road parking accessed via a double gated entrance. With the necessary planning permissions, there is potential to add a garage, further enhancing the practicality of the space.

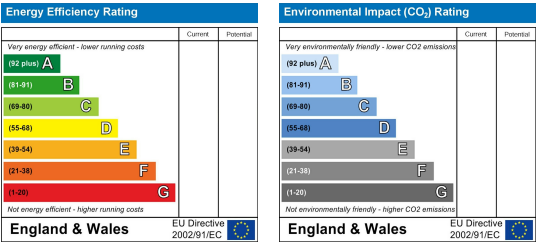
Area Map



Floor Plans



Energy Efficiency Graph



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