



# 41 High Street

Worsbrough, Barnsley, S70 4SE

£180,000



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.

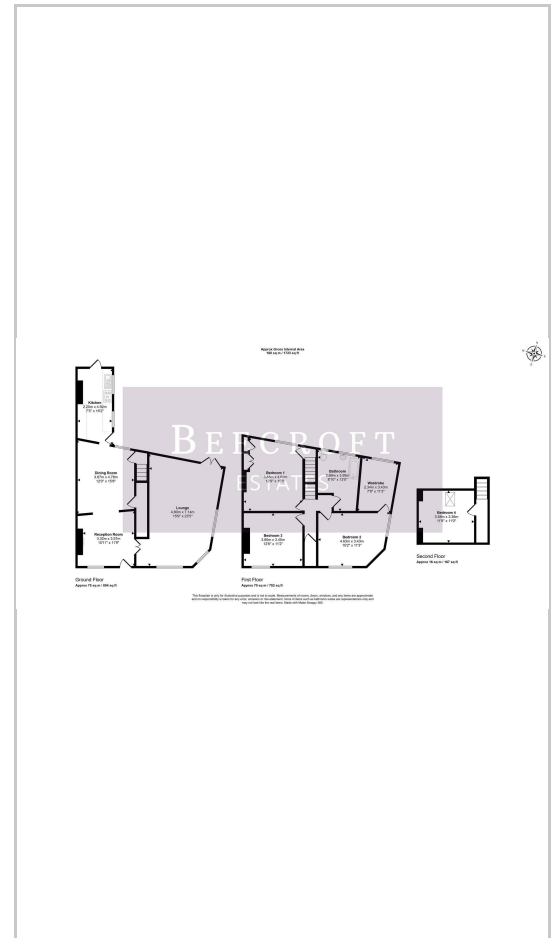
## OUTSIDE

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.

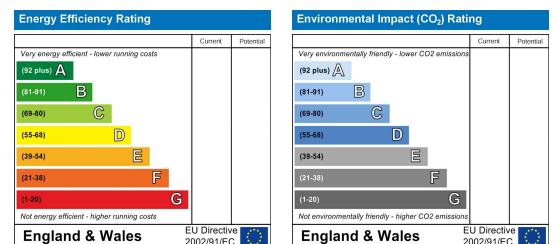
## Area Map



## Floor Plans



## Energy Efficiency Graph



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