



7 Woodroyd Close, Barnsley, S71 3EL

**Offers In The Region Of £120,000**

Merryweathers offer to the market this two bedroom mid townhouse in the popular location of Carlton Barnsley. The Property briefly comprises of a lounge with French doors to the garden, Kitchen with dining space, two double bedrooms with walk in wardrobe to the master, family bathroom and garden to the rear with off road parking to the front.

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## Property Introduction

This two-bedroom town house is offered **\*\*for sale\*\*** in Barnsley and is presented in good condition, making it suitable for first-time buyers, investors and families.

The ground floor comprises a kitchen with dining space, providing a practical area for everyday meals and entertaining. The reception room enjoys a garden view and direct access to the garden, creating a pleasant outlook and an easy flow to outdoor space.

Upstairs, there are two double bedrooms. The main bedroom benefits from a walk-in closet and built-in storage, offering generous space for organising clothing and belongings. The property has an EPC rating of C and falls within Council Tax Band A, which may appeal to buyers mindful of running costs.

The house is located in a residential area of Barnsley with access to nearby schools, making it a convenient option for households with children. Barnsley town centre, with its shops, cafés and everyday amenities, is within easy reach by car or local bus services.

Barnsley railway station provides services towards Leeds, Sheffield and Huddersfield, with typical journey times of around 25–30 minutes to Sheffield and approximately 35–40 minutes to Leeds, offering practical commuting options for work or study. Road links via the A628 and M1 connect the area to the wider South Yorkshire region.

Overall, this two-bedroom town house represents a practical opportunity **\*\*for sale\*\*** in Barnsley, combining outdoor access, double bedrooms and useful storage with access to local amenities and transport connections.

## Lounge 12'5" x 12'4" (3.81 x 3.77)



With rear facing UPVC French doors to the garden, central heating radiator and stair raising to the first floor accommodation.

## Kitchen 10'9" x 12'4" (3.29 x 3.78)



Set beneath the front facing UPVC double glazed

window and incorporated into the roll edge work surface is a black drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful built in storage cupboard beneath the stairs.

## Bedroom One 8'2" x 12'4" (2.49 x 3.77)



With a rear facing UPVC window and central heating radiator. The room features a walk in wardrobe and a further built in storage cupboard.

## Bedroom Two 6'1" x 10'5" (1.87 x 3.19)



With a front facing UPVC window and central heating radiator.

## Bathroom 5'10" x 7'10" (1.79 x 2.39)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## External



To the front of the property is a driveway providing off road parking for one vehicle.

To the rear of the property is an enclosed garden with decking area.

### Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Town 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

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>

We advise all clients to discuss the above points with a conveyancing solicitor.

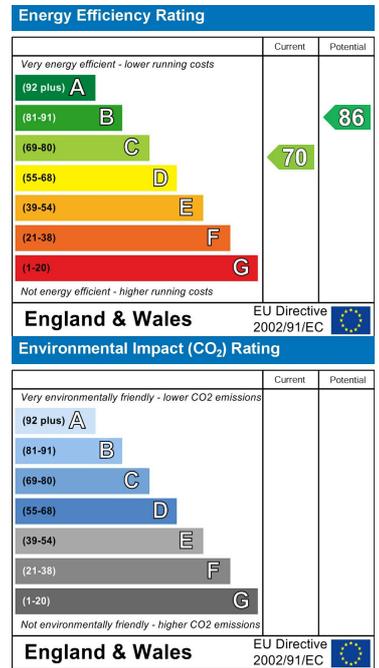
# Floor Plan



# Area Map



# Energy Efficiency Graph



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