



6 Haverlands Ridge, Worsbrough, Barnsley, S70 5NJ

**Offers In The Region Of £350,000**

\*\*\*VIEWINGS HIGHLY RECOMMENDED\*\*\*

MERRYWEATHERS are EXCITED to offer to the market this BEAUTIFUL four bedroom DETACHED bungalow in the sought after location of Worsbrough, The property is well presented throughout and briefly comprises of a lounge, kitchen, dining room, family bathroom and four double bedrooms. The property offers convenient links to Barnsley town centre, countryside walks, and major transport routes.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

## Property Introduction

This detached bungalow is offered **\*\*for sale\*\*** in Worsbrough, Barnsley, and provides four double bedrooms, making it suitable for all buyer types seeking single-storey living with generous accommodation.

The property features two reception rooms, one with large windows creating a bright living space, and a separate reception room enjoying garden views with direct access to the garden. The kitchen includes integrated appliances, offering a practical and well-planned cooking area. The four-piece bathroom suite serves the home, and the master bedroom is a double, complemented by three further double bedrooms, one of which benefits from built-in storage. The bungalow has an EPC rating of D and falls within Council Tax Band D.

Positioned in a cul-de-sac location within a sought after part of Worsbrough, the property is well placed for local walking routes, including access to nearby countryside and reservoirs, making it appealing for those who enjoy outdoor activities.

Barnsley town centre is within convenient driving distance, providing a range of shops, cafés, restaurants, and essential services. Local schools and everyday amenities are accessible in the surrounding area.

For commuters, Barnsley railway station offers regular services towards Sheffield, Leeds and Huddersfield, with typical journey times of around 25–35 minutes to major city centres. Road links via the A61 and nearby access to the M1 support travel further afield. This combination of accommodation, setting and connectivity makes the bungalow a practical option for those looking to buy in the Barnsley area.

## Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

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.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Hall



With a front Facing UPVC entrance door, central heating radiator and decorative coving to the ceiling.

## Lounge 11'8" x 17'0" (3.58 x 5.19)



With front and side facing UPVC windows, two central heating radiators and decorative coving to the ceiling. The room is a generous size with modern décor and carpet to the floor.

## Kitchen 11'1" x 7'11" (3.40 x 2.42)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a

drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include fridge freezer, electric oven, gas hob and microwave. With space and plumbing for an automatic washing machine, With central heating radiator and side facing UPVC door providing access to the garden.

### Dining Room 9'1" x 10'5" (2.78 x 3.19)



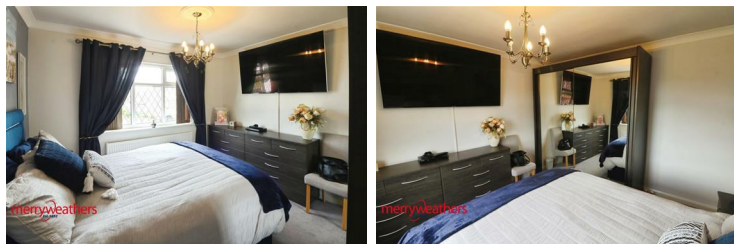
With rear facing UPVC French doors, central heating radiator and decorative coving to the ceiling. The room is tastefully decorated with carpet to the flooring.

### Bathroom 7'1" x 8'3" (2.17 x 2.52)



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

### Bedroom One 11'8" x 11'2" (3.56 x 3.41)



With a front Facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is tastefully decorated with neutral tones and features carpet to the flooring.

### Bedroom Two 10'1" x 11'1" (3.09 x 3.40)



With a side Facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is

tastefully decorated with neutral tones and features carpet to the flooring.

### Bedroom Three 10'11" x 10'8" (3.35 x 3.27)



With a front Facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is tastefully decorated with neutral tones and features carpet to the flooring.

### Bedroom Four 10'11" x 6'8" (3.34 x 2.05)



With a rear Facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is tastefully decorated with neutral tones and features carpet to the flooring and offer built in storage cupboards.

### Front Elevation

To the front of the property is a slate garden with driveway providing off road parking and access to the detached garage.

### Rear Elevation



To the rear of the property is a private flagged garden with raised borders, an ideal space for entertaining on the warmer days.

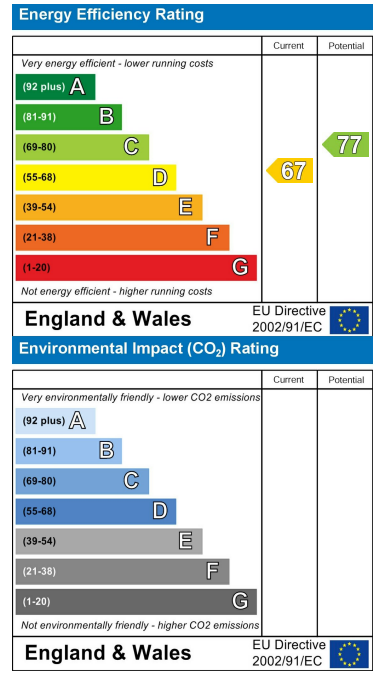
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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