



**1 High Ridge, Worsbrough, Barnsley, Yorkshire, S70 5HL**

**Offers Over £240,000**

**\*\* CASH BUYERS ONLY \*\***

New to the market is this fantastic three bed detached bungalow which is sat on a double plot with lots of scope for further extension subject to the relevant to planning permission. This amazing property has a large garden with amazing Southern views from the rear and side overlooking the Country Park area.

This deceiving property must be viewed to fully appreciate the size and quality on offer.

The property briefly comprises of the entrance hall and hallway, large dining kitchen, huge lounge, conservatory, three bedrooms and a large bathroom. There are gardens to the front, side and rear with a large double garage and two driveways for plenty of parking. The roof is new with a 30yr guarantee.

The property is located on the doorstep of the Ward Green Community Park with a school nearby and just a short drive from the lovely Worsbrough Mill and Country Park. This is a great area for access to the M1 and new facilities at J36 and it is just a ten minute drive into Barnsley Town Centre.

**Do not delay, book your viewing today!**



## Hall



A white uPVC door from the front leads into an entrance hallway and further into the main hallway, it is light and spacious as with the rest of the property and has wood effect laminate flooring laid.

## Kitchen



This is a very large dining kitchen which has a good range of white wall and base units with a complimentary grey marble effect work surface over. There are modern grey tiles and laminate floor fitted. The black ceramic hob is integrated along with the double oven and extractor hood. The black composite sink is in excellent condition and is positioned in front of one of the two kitchen windows overlooking the front garden.

A storage room is located next to the side entrance door and has ample space with shelves and the Worcester Bosch boiler.

## Living Room



You are bound to be impressed by this large living room which has large windows and double doors into the conservatory. The flooring is oak and the room has light decor.

## Conservatory



To the rear of the property is this sizeable conservatory which has oak flooring and double doors opening out onto the lovely garden. The roof and insulation here are also recently fitted and still under a 10 year guarantee.



### Master Bedroom



We can imagine opening the curtains and looking out over the Southern views which are fully utilised with the two large rear facing windows. There are fitted wardrobes and ample space in this bedroom.

### Bedroom Two



A double bedroom with fitted wardrobes to two sides and light decor to the walls.

### Bedroom Three



The third bedroom has light decor and fitted wardrobes.

### Bathroom



Another generously proportioned tiled room with a large double shower, toilet and pedestal sink.

### Outside



To the front of the property is a single driveway in front of

the kitchen area with a garden and plant area across the front of the bungalow. To the right side is another large driveway area with a large double garage. There is access along the side of the property at both sides through gates at each end.

The garage has an up and over garage door and personal side access door to the rear side. There is lighting, electrics and water to the garage.

This is a double plot compared to the other properties on the road and therefore has lots of development potential subject to the relevant planning permissions.

To the rear of the property is a fantastic mature garden with a large lawn, patio area, summer house and a lovely Plum Tree!

Under the master bedroom is a storage area which is accessed via the rear patio.

The main roof is new with a 30yr guarantee.



Floor Plan

GROUND FLOOR  
1475 sq.ft. (137.0 sq.m.) approx.

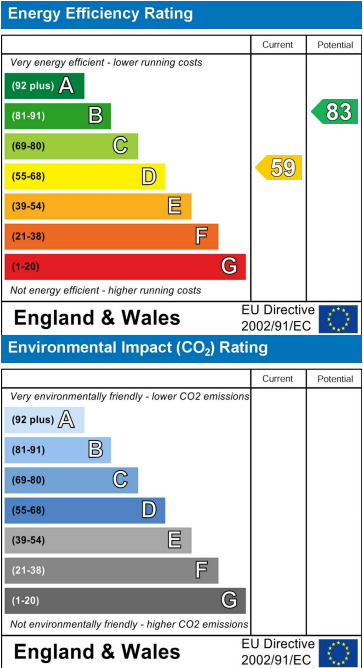


TOTAL FLOOR AREA: 1475 sq.ft. (137.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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