



13 Saville Road, Dodworth, Barnsley, S75 3PJ

**Offers In The Region Of £160,000**

MERRYWEATHERS are pleased to offer to the market this immaculate two-bedroom end of terrace house in popular Dodworth, Barnsley, featuring an open-plan kitchen, two double bedrooms with built-in wardrobes and storage, excellent access to local amenities, green spaces and rail links to Barnsley, Sheffield and Leeds, all within Council Tax Band A.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

## Introduction

This immaculate two-bedroom end of terrace house is offered **\*\*for sale\*\*** in the popular area of Dodworth, Barnsley. Well-presented throughout, the property will appeal to first time buyers, investors and families seeking convenient access to public transport and green spaces.

The ground floor features an open-plan kitchen with built-in pantries, providing practical storage and a sociable cooking and dining space. The adjoining reception room benefits from large windows, allowing good natural light and a comfortable living area.

Upstairs, the master bedroom is a double room with built-in wardrobes, offering organised storage. The second bedroom is also a double with built-in storage, making it suitable as a further bedroom, guest room or home office, depending on requirements.

The property is situated within reach of local parks and green spaces in and around Dodworth and Barnsley, providing opportunities for walking, recreation and family activities. Dodworth's amenities, including local shops and cafés, are accessible, with Barnsley town centre offering a wider range of retail and leisure facilities.

Public transport links are a particular advantage. Dodworth railway station provides regular services towards Barnsley, Sheffield and Leeds. Typical journey times are around 5–10 minutes into Barnsley, approximately 30–35 minutes to Sheffield and around 45–60 minutes to Leeds, making this a practical base for commuters.

The property falls within Council Tax Band A, which may be of interest to cost-conscious buyers. Overall, this two-bedroom end of terrace house presents a practical option in a well-connected residential location.

## Lounge 14'8" 10'1" (4.48 3.08)



With front and side facing UPVC windows, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the gas fire with decorative surround.

The lounge is decorated neutrally throughout with carpet to the flooring.

## Kitchen Diner 17'10" x 12'10" reducing to 8'10" (5.44 x 3.93 reducing to 2.70)



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 a automatic washing machine, under counter fridge, electric oven with hob and hood above. The kitchen diner provides space for a dining table and chairs and features an electric fire, two central heating radiators and handy pantry space with further built in storage.

## Bedroom One 15'10" x 10'0" (4.84 x 3.06)



with front and side facing UPVC windows and two central heating radiators. The room is of double size featuring a comprehensive range of fitted furniture and further built in storage.

## Bedroom Two 9'8" x 11'4" (2.96 x 3.47)



With a front facing UPVC window and central heating radiator. The room is of double size offering neutral décor and two handy built in storage cupboards.

## Bathroom 5'10" x 6'2" (1.80 x 1.90)



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

## Front Elevation



To the front of the property is laid to lawn garden with timber fence and gate.

## Rear Elevation



To the rear of the property is a laid to lawn garden with brick built storage out buildings.

## Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: End Terrace/ 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: On Street

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

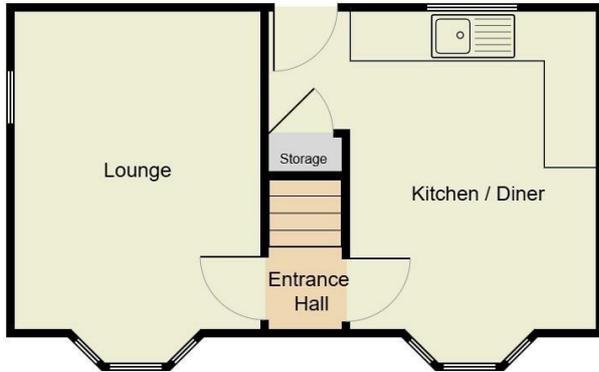
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

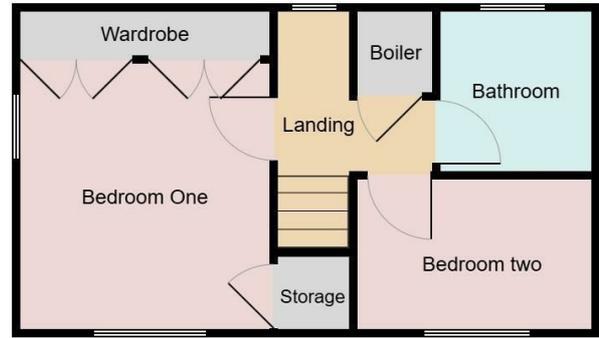
<https://www.groundstability.com/public/web/home.xhtml>

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

# Floor Plan

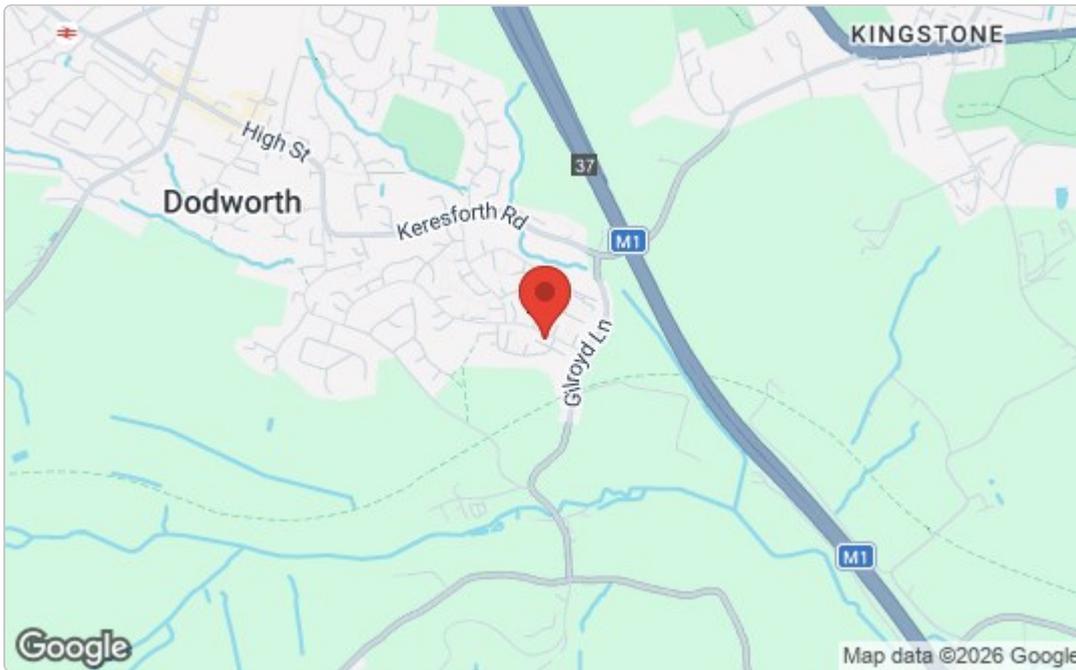


Ground Floor



First Floor

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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)

**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

**Tel: 01226 730850** E-mail: barnsley@merryweathers.co.uk

**Offices also at: Rotherham & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

