



BEECROFT
ESTATES

11 Woodhall Road

Darfield, Barnsley, S73 9EJ

£160,000



A three-bedroom semi-detached home in the popular location of Darfield, boasting driveway for parking, a beautifully maintained rear garden, conservatory, and three good-sized bedrooms. Ideally suited to a first-time buyer or small family, this property is also conveniently positioned close to excellent network link roads.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

With stairs rising to the first floor landing.

LOUNGE

A spacious lounge and dining area with a front-facing double glazed window, feature fire with surround, central heating radiator, and TV aerial point.

KITCHEN

Fitted with a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven with hob and extractor, and a fridge, with plumbing provided for a washing machine and space for freezer. A double glazed window looks through into the conservatory, and there is a door leading to the rear entrance.

REAR ENTRANCE

STORAGE

A good sized storage.

DOWNSTAIRS WC

Comprising wc and wash hand basin.

CONSERVATORY

A lovely space overlooking the rear garden, offering versatility as a dining area, with potential for the buyer to add a solid roof if desired.

FIRST FLOOR

BEDROOM ONE

A double bedroom with fitted wardrobe, central heating radiator, and front-facing double glazed window.

BEDROOM TWO

A good-sized second bedroom overlooking the rear garden, with a fitted central heating radiator.

BEDROOM THREE

A well-proportioned third bedroom with double glazed window and central heating radiator.

BATHROOM

A three-piece suite comprising a shower cubicle, WC, and wash hand basin, with chrome heated ladder rail and a double glazed window with obscure glazing.

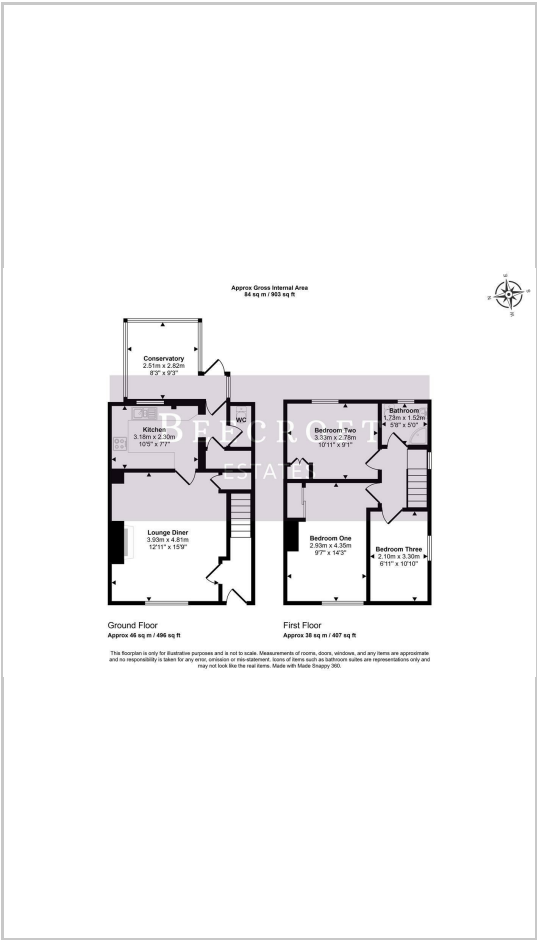
OUTSIDE

three-piece suite comprising a shower cubicle, WC, and wash hand basin, with chrome heated ladder rail and a double glazed window with obscure glazing.

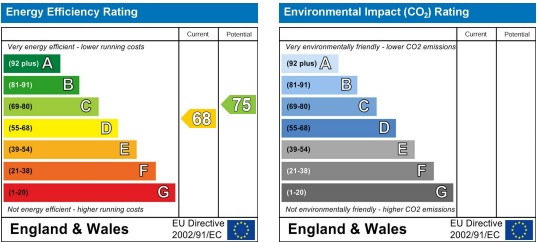
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.