



£385,000

11 Hall Close, Worsbrough village, S70 5LN

Town House | 4 Bedrooms | 3 Bathrooms



Step Inside

Key Features

- Mews
- Four bedrooms
- Integral Garage
- Driveway parking
- Prime Location

Property Description

A Rare hidden gem, this timeless mews situated in the sought after location of Worsbrough Village, Formally known as Worsbrough hall this delight-full character property boast elements of its periodic memoirs with an up to date interior. Having four bedrooms, an integral garage and a secluded private rear garden this is an opportunity so worth having a view.

Main Particulars

Ground floor:

Entrance hall, having an Amtico floor, periodic features and access to. downstairs shower room, utility area and integral garage.

Lounge:

Large double aspect living area boasting light from front and rear, impressive high ceilings, feature fire and surround, Carpeted flooring and neutral decor.

Kitchen:

Large open plan kitchen diner, having Amtico floor, fitted qartz worktops, wall mounted cupboards, fan assisted oven and halogen hob with extractor fan. Single sink with drainer and space for storage. Exceptional views.

Dining area:

Large dining area having exceptional views to the rear of the property, carpeted flooring and neutral decor.

Master Bedroom:

Situated at the front of the property, having neutral decor, carpeted flooring, remote control lighting and access to an elegantly presented walk in shower room complete with low flush wc, glass floor to ceiling shower screen and wash basin.

Bedroom two:

Currently used an office with potential to be used as a double bedroom with storage and views to the rear of the property, Carpeted flooring and neutral decor.

Bedroom Three:

Currently used as a snug room situated at the top of the house, this area also could accommodate another double bedroom with space for storage, views to the rear of the property and carpeted flooring.

Bedroom Four:

Large double Laura Ashley style setting having carpeted flooring, neutral decor and outstanding views to the front of the property.

Family Bathroom:

Large Family bathroom having bath tub, over head shower, wc and wash basin.

Externally:

The Property has a stone cobbled driveway providing off road parking for two vehicles, with access to the integral garage. To the right of the property is a stone flagged walk way beneath the flying freehold accommodation with access to the private rear garden, having grass area, patio area and stone surroundings.





Total floor area 207.0 sq.m. (2,229 sq.ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertySOL

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , Brunswick Close, Barnsley, S71 1NQ

Energy performance certificate (EPC)		
11 HALL CLOSE WORSWORTHY BARNESLEY S70 9LN	Energy rating C	Valid until: 19 July 2031 Certificate number: 0917-7019-2032-0623-5452
Property type	Mid-terrace house	
Total floor area	180 square metres	
Rules on letting this property		
Properties can be rented if they have an energy rating from A to E.		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .		
Energy efficiency rating for this property		
This property's current energy rating is C. It has the potential to be C.		
See how to improve this property's energy performance.		
The graph shows this property's current and potential energy efficiency.		
Properties are given a rating from A (most efficient) to G (least efficient).		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.		
For properties in England and Wales:		
the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	72 C 79 C
55-68	D	

Telephone: 01226 654891 | 07376061994



www.rossandcoates.co.uk