



Barnsley Road  
Dodworth  
Barnsley  
South Yorkshire  
S75 3JR

£114,950

bettermove 

# Barnsley Road Barnsley

Bettermove are proud to present this charming three bedroom terraced house in Dodworth, available with no forward chain.

The property benefits from double glazing and gas central heating throughout. The council tax band is A.

There are tenants living in the property - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room and open plan kitchen/dining room on the ground floor. The first floor consists of two bedrooms and the family bathroom, while the second floor contains one bedroom with a storage room. The exterior boasts an enclosed rear yard with patio, perfect for enjoying the summer months.

Located in the popular village of Dodworth, the property is close to a number of amenities, including supermarkets, restaurants, pubs and cafes. Excellent transport connections can be found from the M1, A628, Dodworth and Barnsley rail stations.

This exciting opportunity is not to be missed and all enquiries should be made to Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

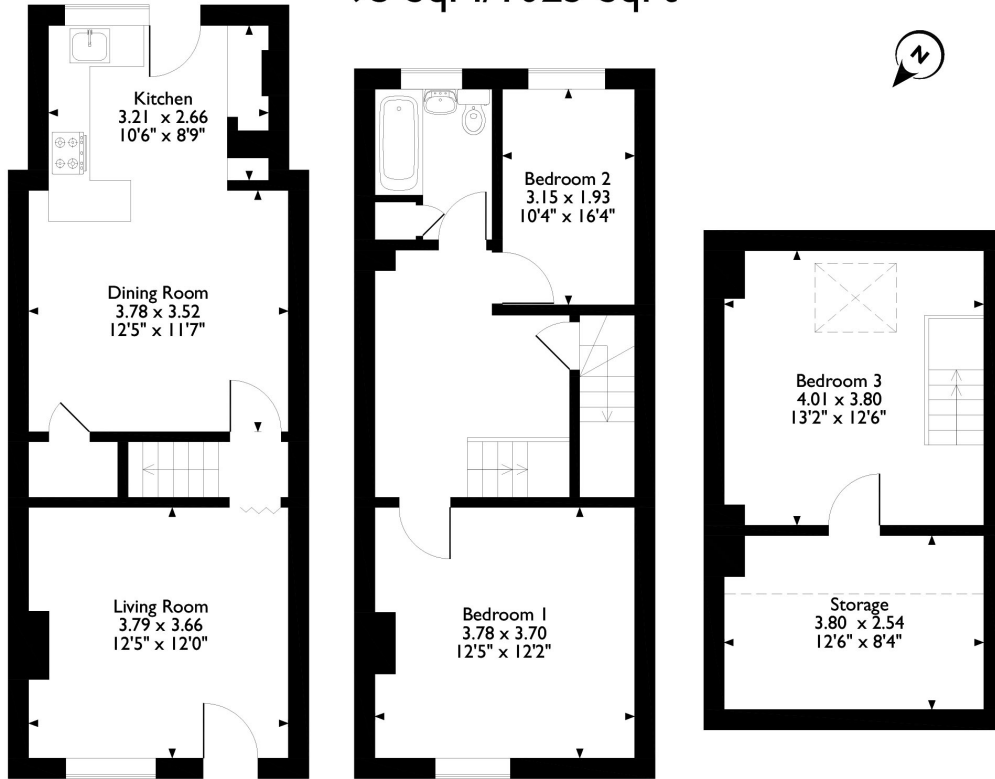
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Barnsley Road Dodworth, Barnsley

## Approximate Gross Internal Area 95 SqM/1023 SqFt




**Ground Floor**

**First Floor**

**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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