



7 Darley Cross, Worsbrough, Barnsley, S70 4BF

**Offers In The Region Of £410,000**

\*\*\*BOLD AND BEAUTIFUL\*\*\*

MERRYWEATHERS are excited to offer to the market this STUNNING 5 bedroom DETACHED family property located within a cul de sac location in Worsbrough, Barnsley. This property is finished to high specification throughout and really does need to be viewed to appreciate what is on offer.

Don't delay call MERRYWEATHERS TODAY to arrange your viewing on 01226 730850.

## Property Introduction

This immaculate detached house is offered **\*\*for sale\*\*** in a cul-de-sac setting in Worsbrough, Barnsley, and provides well-planned accommodation ideal for families. The property offers five double bedrooms and three bathrooms, including a master bedroom with en-suite. The additional bathrooms include walk-in showers, with one also incorporating a bath and bidet.

On the ground floor, the home features an open-plan kitchen with dining space, integrated appliances and French doors opening directly onto the garden, creating a practical setting for day-to-day living and entertaining. There are two reception rooms, allowing flexibility for use as a formal lounge, family room or home office. The property further benefits from an EPC rating of C and falls within Council Tax Band E.

Worsbrough is well placed for access to Barnsley town centre, with its range of shops, markets, cafés and leisure facilities. Nearby Worsbrough Country Park and Reservoir offer walking routes, cycling and outdoor recreation. Local primary and secondary schools in the wider Barnsley area are accessible by car or public transport.

Barnsley railway station, reachable in around 10 minutes' drive, provides regular services to Sheffield, Leeds and Huddersfield, with journey times to Sheffield typically around 25 minutes and to Leeds around 35–40 minutes. Road links are convenient, with good access to the M1 for commuters travelling towards Sheffield, Wakefield and Leeds.

This five-bedroom detached family house in Worsbrough represents an opportunity to purchase a modern, well-presented home in a cul-de-sac location with garden and two reception rooms.

## Entrance Hall



## Reception/ Play Room 7'10" x 16'2" (2.40 x 4.93)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

## Lounge 13'3" x 13'6" (4.04 x 4.14)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric log burner.

## WC 4'3" x 6'2" (1.32 x 1.89)



With a two piece suite comprising of a pedestal hand wash basin, low flush WC and central heating radiator.

## Kitchen Diner 10'5" x 19'10" (3.20 x 6.06)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel 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 fridge freezer, dishwasher, electric oven and gas hob. With two central heating radiators and useful built in storage cupboard.

## Utility Room 7'4" x 6'10" (2.25 x 2.10)



With a range of wall and base units fitted with a stainless steel sink and drainer unit, plumbing for a automatic washing machine and central heating radiator.

## Master Bedroom 16'2" x 13'5" (4.95 x 4.11)



With two front facing UPVC windows and two central heating radiators. The room is a generously sized double featuring tasteful décor and benefitting from carpet to the flooring.

**En Suite 7'11" x 5'10" (2.43 x 1.79)**



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

**Bedroom Two 10'6" x 13'6" (3.21 x 4.12)**



With two rear facing upvc windows and two central heating radiators. The room is a generously sized double featuring tasteful décor and benefitting from carpet to the flooring.

**Bedroom Three 10'7" x 12'10" (3.25 x 3.92)**



With two rear facing upvc windows and two central heating radiators. The room is a generously sized double and is currently used as a home office featuring vibrant décor and benefitting from carpet to the flooring.

**Bedroom Four 10'5" x 13'5" (3.20 x 4.11)**



With two rear facing upvc windows and two central heating radiators. The room is a generously sized double featuring tasteful décor and benefitting from carpet to the flooring.

**Bedroom Five 8'2" x 13'5" (2.51 x 4.10)**



With two upvc windows and two central heating radiators. The room is a generously sized double

featuring tasteful décor and benefitting from carpet to the flooring.

**Family Bathroom 6'3" x 9'8" (1.91 x 2.95)**



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

**Shower room 4'10" x 8'2" (1.49 x 2.50)**



With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator.

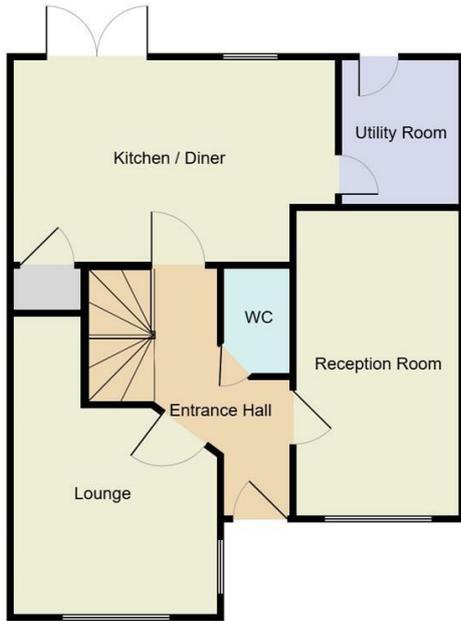
**Front Elevation**



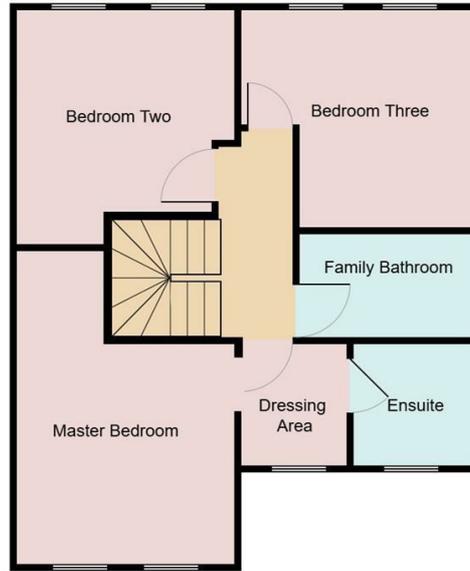
**Rear Elevation**



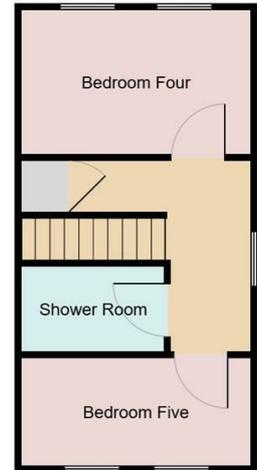
# Floor Plan



Ground Floor



First Floor

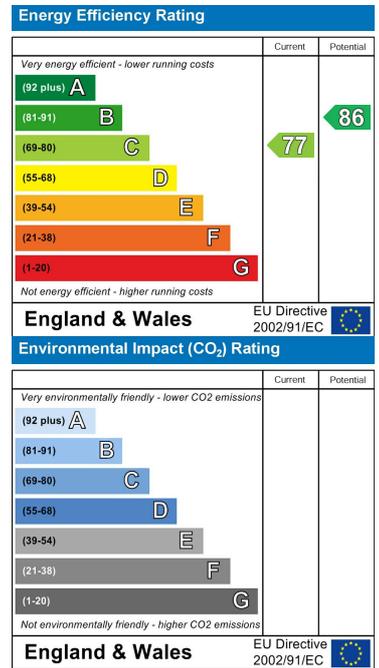


Second Floor

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**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

