



PRICE GUIDE

£155,000

Wood Park View

Barnsley, S71 3NL

PROPERTY SUMMARY

Situated within the popular Wood Park View development in Barnsley, this attractive semi-detached home presents an excellent opportunity for first-time buyers. Built in 1999, the property offers approximately 667 sq ft of well-planned accommodation, designed to make the most of both space and practicality. Upon entering, you are welcomed into a comfortable reception room, ideal for relaxing or entertaining family and friends. The property features two well-proportioned bedrooms, providing plenty of space for rest, work, or personalisation, together with a conveniently located bathroom.

The kitchen is thoughtfully designed and offers a practical space for everyday living and meal preparation, with the added benefit of underfloor heating for extra comfort. Externally, the property benefits from off-road parking for up to three vehicles, a valuable feature rarely found with homes of this size. Positioned in a quiet residential setting, the property provides a peaceful environment while remaining within easy reach of local amenities, schools, and transport links. Combining modern living with everyday convenience, this delightful home is ideal for those looking to take their first step onto the property ladder. Offering a welcoming atmosphere, generous parking and a desirable location, this is a property ready to move straight into and enjoy.

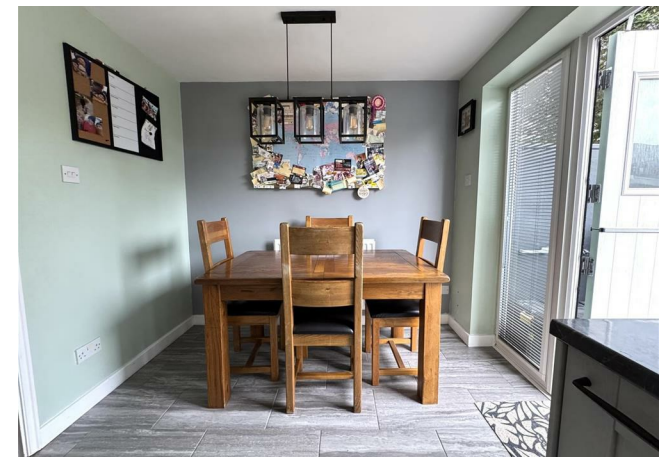
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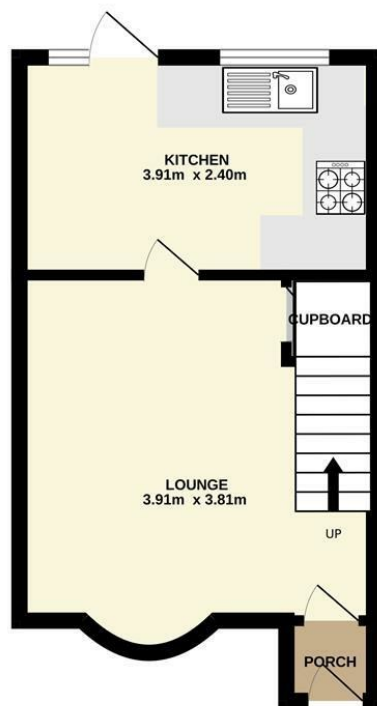




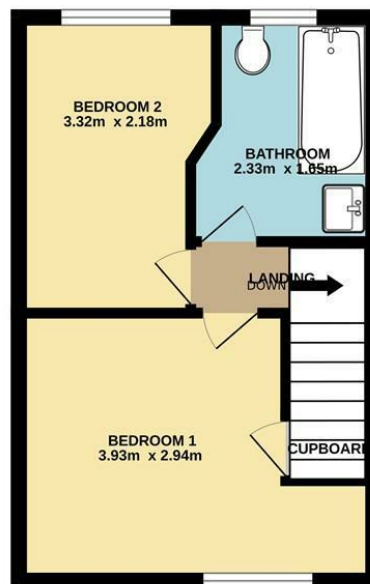




GROUND FLOOR



1ST FLOOR



WOOD PARK VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:**COUNCIL TAX BAND**

A

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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