



HUNTERS®
HERE TO GET *you* THERE



Hough Lane, Wombwell, Barnsley

£125,000



Located on Hough Lane in the charming area of Wombwell, Barnsley, this modern mid-terrace house offers a delightful blend of comfort and convenience. Spanning four storeys, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that each area flows seamlessly into the next. The modern kitchen is equipped to meet all your culinary needs, while the bathroom is both stylish and functional.

One of the standout features of this property is the private garden, a tranquil outdoor space where you can unwind or enjoy al fresco dining during the warmer months. The garden offers a wonderful opportunity for gardening enthusiasts or simply a place for children to play safely.

Location is key, and this home does not disappoint. It is conveniently situated close to a variety of local amenities, including shops, schools, and parks. Additionally, excellent public transport links are readily available, making commuting to nearby towns and cities a breeze.

This property presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. With its spacious layout, private garden, and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
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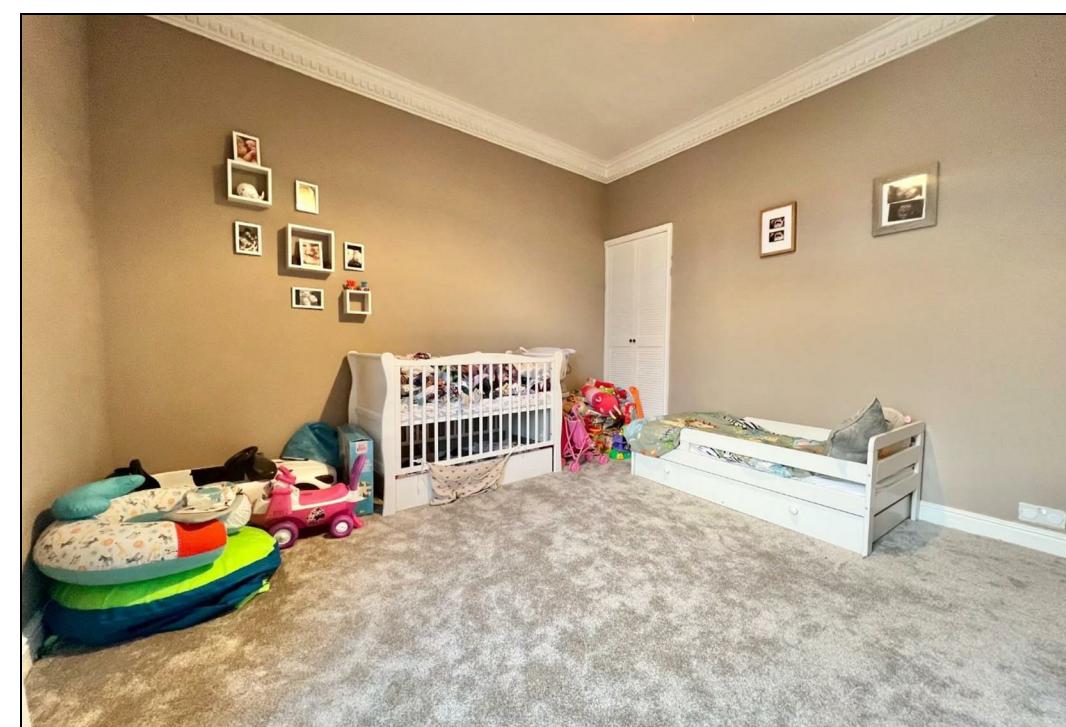
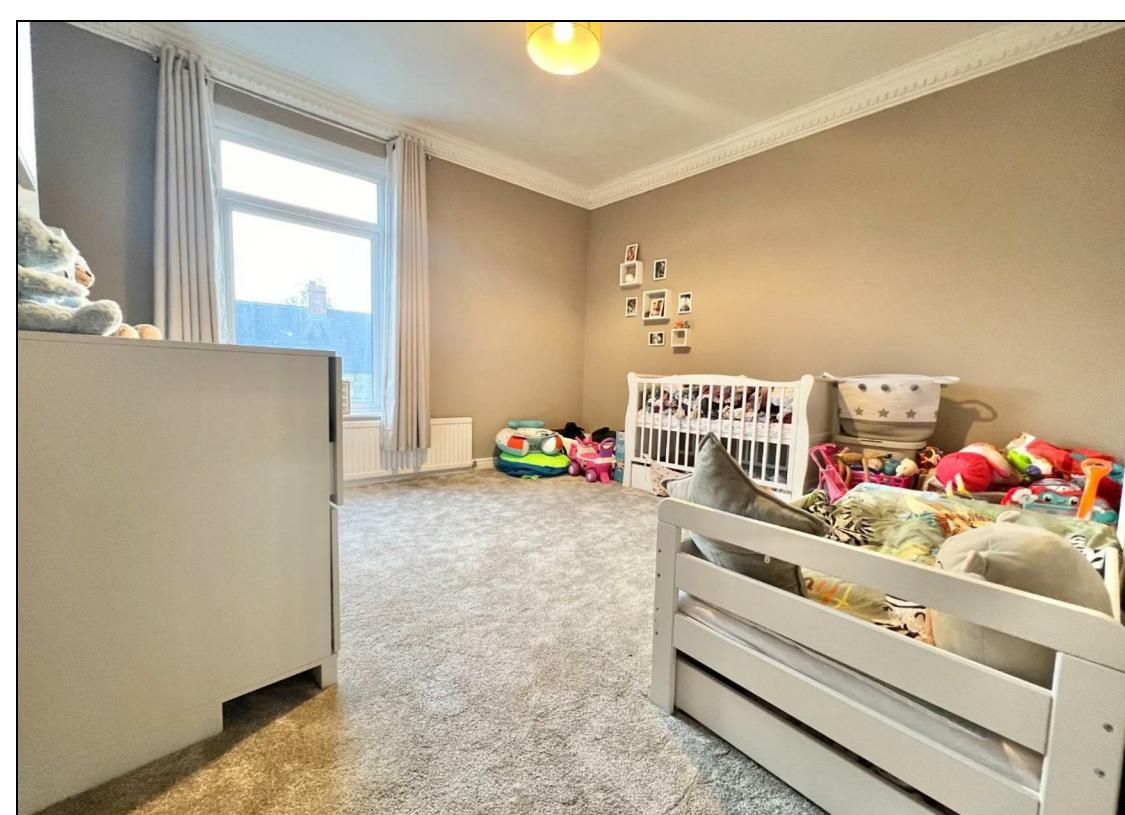
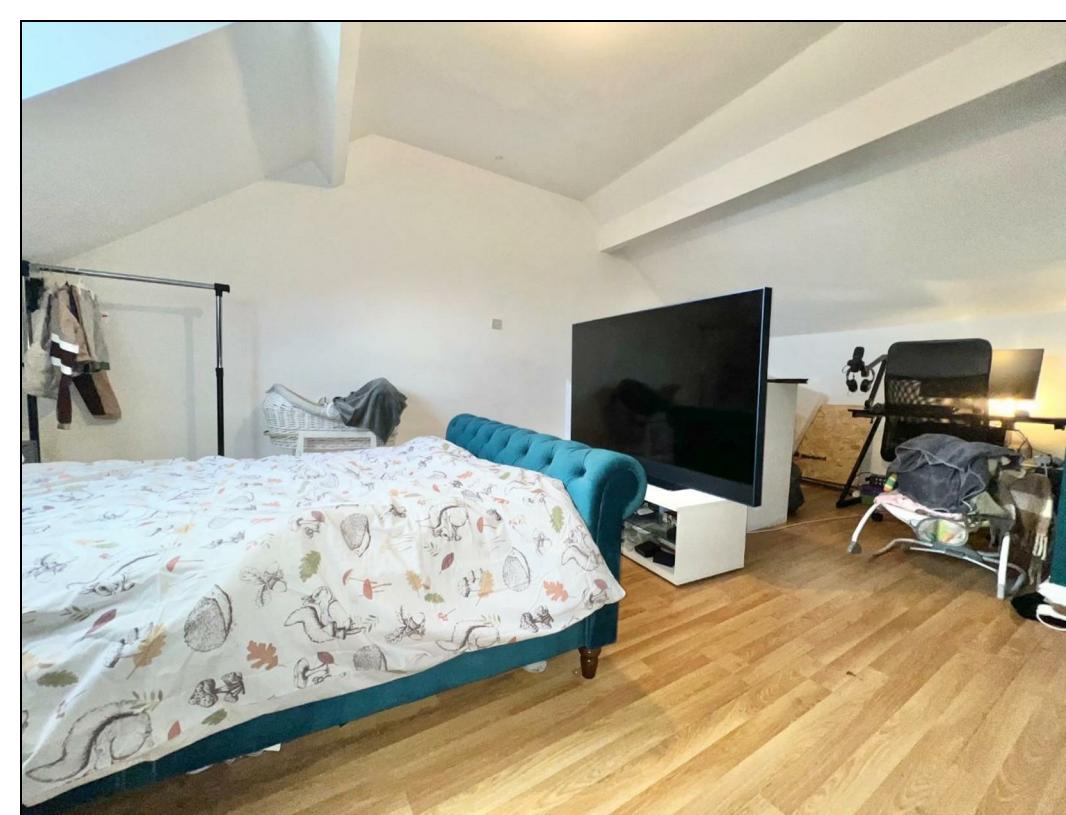
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KEY FEATURES

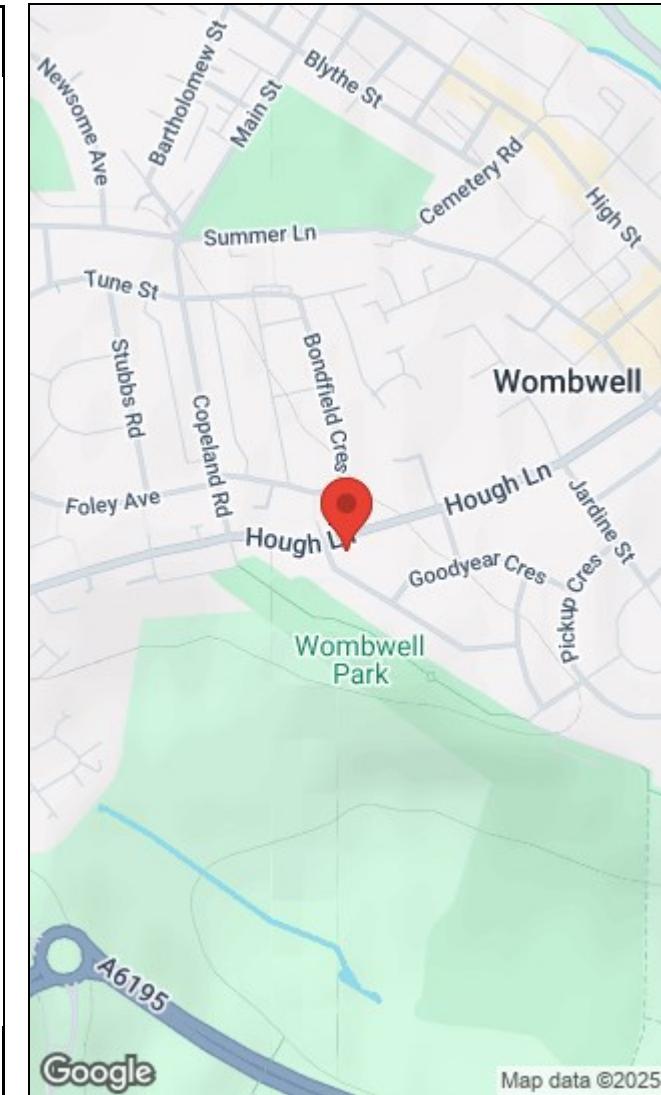
- THREE BEDROOMS
- MODERN HOME
- THREE STOREY PROPERTY
- PRIVATE GARDEN







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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