



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

4 Great Stubbing, Wombwell, Barnsley, S73 8FD

## 4 Great Stubbing, Wombwell, Barnsley, S73 8FD

### Offers In Excess Of £200,000

Located in the charming area of Wombwell, Barnsley, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts an integral garage, providing both convenience and additional storage space.

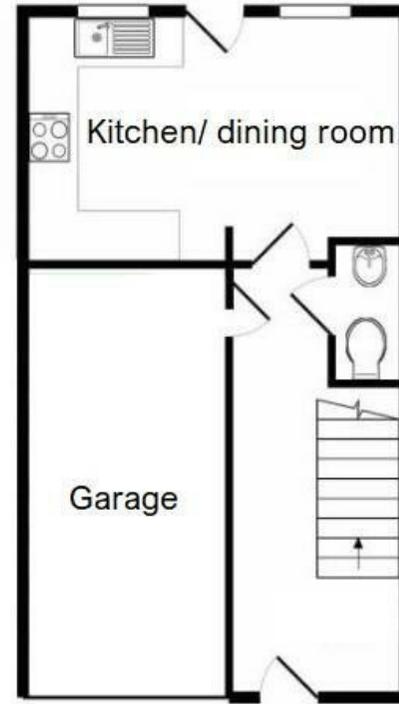
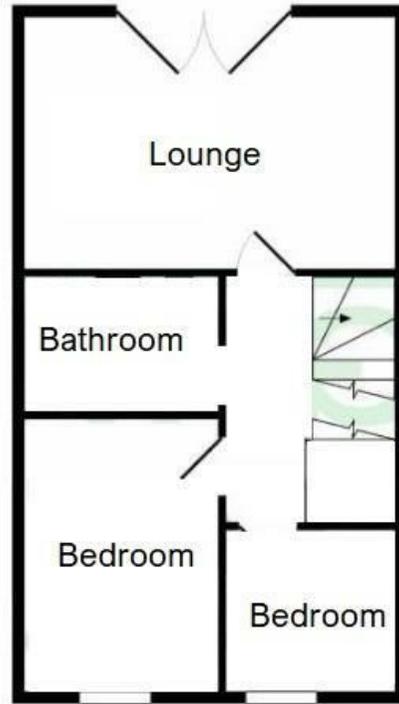
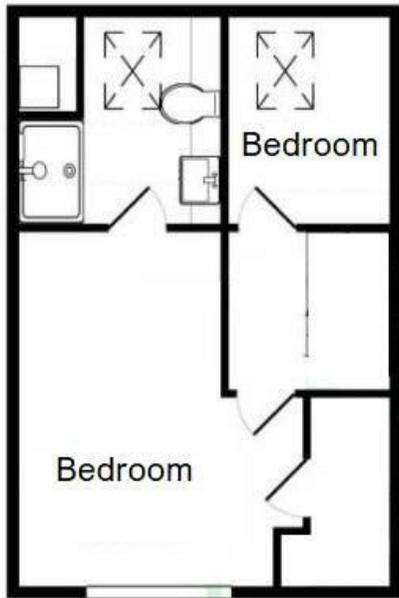
As you enter, you will be greeted by a spacious and inviting interior that is ideal for family life. The heart of the home features a well-designed layout, allowing for easy movement between rooms. The living area is enhanced by Juliet doors that overlook the private enclosed rear garden, creating a seamless connection between indoor and outdoor spaces. This garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The master bedroom is a true retreat, complete with an en suite bathroom that adds a touch of luxury to your daily routine. Each of the additional bedrooms is generously sized, providing ample space for family members or guests.

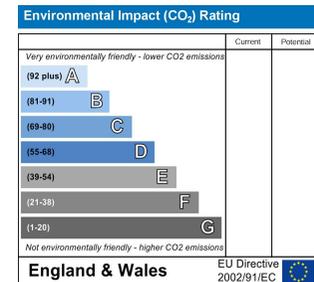
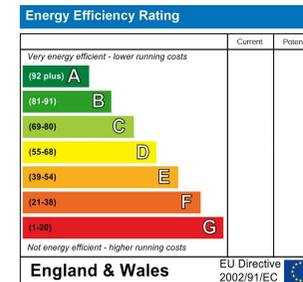
This property is not only a wonderful home but also a fantastic opportunity for those seeking a peaceful yet accessible location. With local amenities and transport links nearby, you will find everything you need within easy reach.

In summary, this four-bedroom semi-detached house on Great Stubbing is a splendid choice for anyone looking to settle in a welcoming community. With its modern features, private garden, and comfortable living spaces, it is sure to impress. Do not miss the chance to make this lovely property your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com



Writill' every attempt has been made to ensure the accuracy of the floor plan contained herein. Measurements taken for the purpose of this plan are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. © 2018 Metropix Ltd



**Entrance Hall**

**Kitchen / Diner**

9'0" x 15'8"

**Downstairs W.C**

**Living Room**

10'4" x 15'3"

**Bedroom One (Master With En-Suite)**

11'5" x 12'11"

**Bedroom Two**

7'7" x 9'6"

**Bedroom Three**

6'8" x 6'9"

**Bedroom Four**

6'6" 8'8"

**External**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

