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Wombwell

242

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242 Wombwell Lane, Wombwell, Barnsley, S73 8EJ

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Offers Over £190,000

Located on Wombwell Lane in the charming area of Wombwell, Barnsley, this delightful semi-detached family home offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families seeking space and convenience. The spacious living area provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

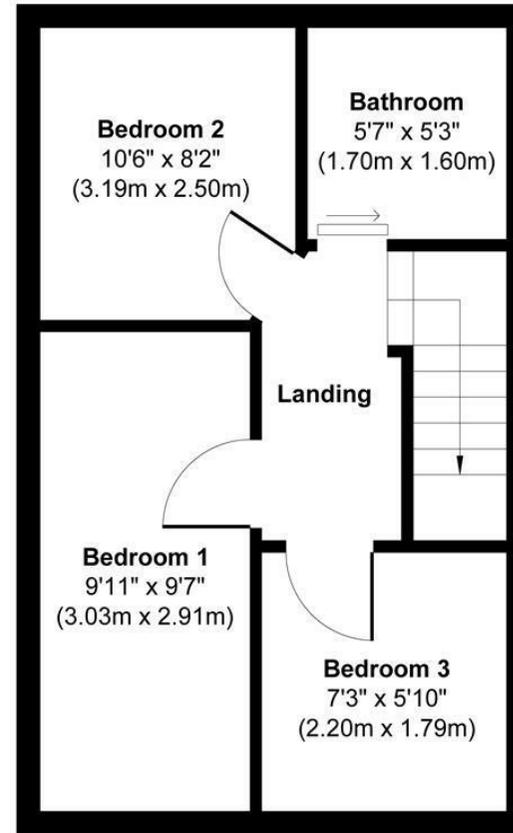
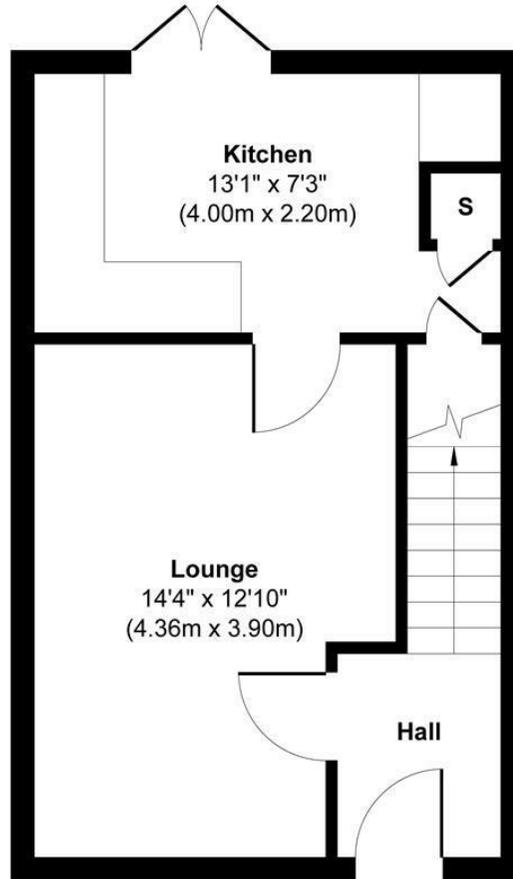
The home features a modern and stylish bathroom, designed to meet the needs of contemporary living. Additionally, off-street parking for two vehicles ensures that you will never have to worry about finding a space. The property is conveniently located close to all essential amenities, making daily life both easy and enjoyable.

One of the standout features of this home is the large rear private garden, which offers fantastic surrounding views. This outdoor space is perfect for children to play, for hosting summer barbecues, or simply enjoying a quiet moment in nature.

In summary, this semi-detached house on Wombwell Lane is a wonderful opportunity for those looking for a spacious and well-appointed family home in a desirable location. With its modern features and ample outdoor space, it is sure to appeal to a wide range of buyers.

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242 wombwell lane



Ground Floor
Approximate Floor Area
287 sq. ft
(26.64 sq. m)

First Floor
Approximate Floor Area
287 sq. ft
(26.64 sq. m)

Approx. Gross Internal Floor Area 574 sq. ft / 53.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Hallway

Lounge

12'9" x 14'3"

Kitchen

13'1" x 7'2"

Landing

Bedroom one

9'6" x 9'11"

Bedroom two

10'5" x 8'2"

Bedroom three

5'10" x 7'2"

Bathroom

5'2" x 5'6"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.









