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Wood Street

Wombwell, Barnsley, S73 0LH

Guide Price £130,000 - £140,000

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- TWO BEDROOM MID STONE BUILT TERRACE
- ON STREET PARKING
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D
- STUNNING FIELD VIEWS
- ENCLOSED WELL MAINTAINED REAR YARD
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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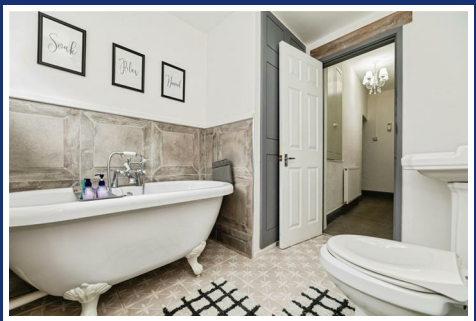
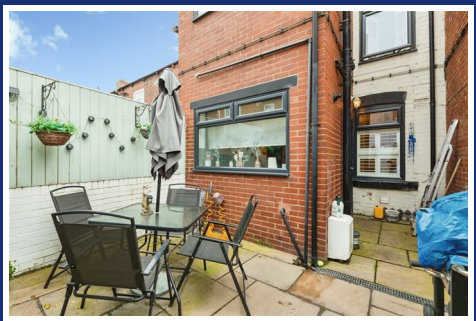




*** Guide Price £130,000 to £140,000 ***
Nestled on the charming Wood Street in Wombwell, Barnsley, this delightful two-bedroom stone-built mid-terrace house offers a perfect blend of comfort and modern living. As you step inside, you will be greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The generous dimensions throughout the property create a welcoming atmosphere, making it a wonderful place to call home.

The property boasts a well-appointed bathroom and modern fixtures and fittings, ensuring that you enjoy both style and functionality. One of the standout features of this home is the stunning field views that can be enjoyed from various vantage points, providing a serene backdrop to your daily life.

Outside, the fully enclosed and well-maintained rear yard offers a private space for outdoor activities or simply unwinding after a long day. Additionally, ample on-street parking is available, making it convenient for both residents and visitors alike.

Situated close to all local amenities, this property is perfectly positioned for easy access to shops, schools, and transport links, making it an ideal choice for families and professionals. This charming home is not just a property; it is a lifestyle waiting to be embraced. Don’t miss the opportunity to make this lovely house your new home.

Living Room

Via a composite door this opens directly into the bright and airy living space, having uPVC window to the front with wooden shutter blinds, decorative marble effect fire surround giving the room not only a focal point but a cosy feel, wooden flooring, neutral décor, wall mounted radiator, aerial point in place and door leading to the dining room.

Dining Room

Perfect place to entertain family and friends, the spacious dining room has ample space for a large dining table or would make a great second reception room if needed, currently having neutral décor, carpet to floor, wall mounted radiator, uPVC window to the rear with wooden shutter blinds and door opening to the kitchen.

Kitchen

Modern and well designed kitchen having an array of wall and base units fitted providing storage, contrasting worksurface over with stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine with integrated electric oven and hob with extractor fan over, uPVC window to the rear as well as uPVC side door, open door way gives way to the stairs rising to first floor landing.

Landing

The roomy landing has carpet to floor, neutral décor, wall mounted radiator, access to loft hatch and handy built in storage cupboards, all doors then lead to bedrooms and bathroom.

Bedroom One

The generously sized master bedroom is filled with natural light from uPVC front window fitted with wooden shutter blind and giving stunning field views, the room is neutrally decorated, with carpet to floor and wall mounted radiator fitted.

Bedroom Two

Further good sized double room with built in wardrobes providing that extra storage we call crave, having carpet to floor, neutral décor, wall mounted radiator and uPVC window to the rear finished with wooden shutter blind.

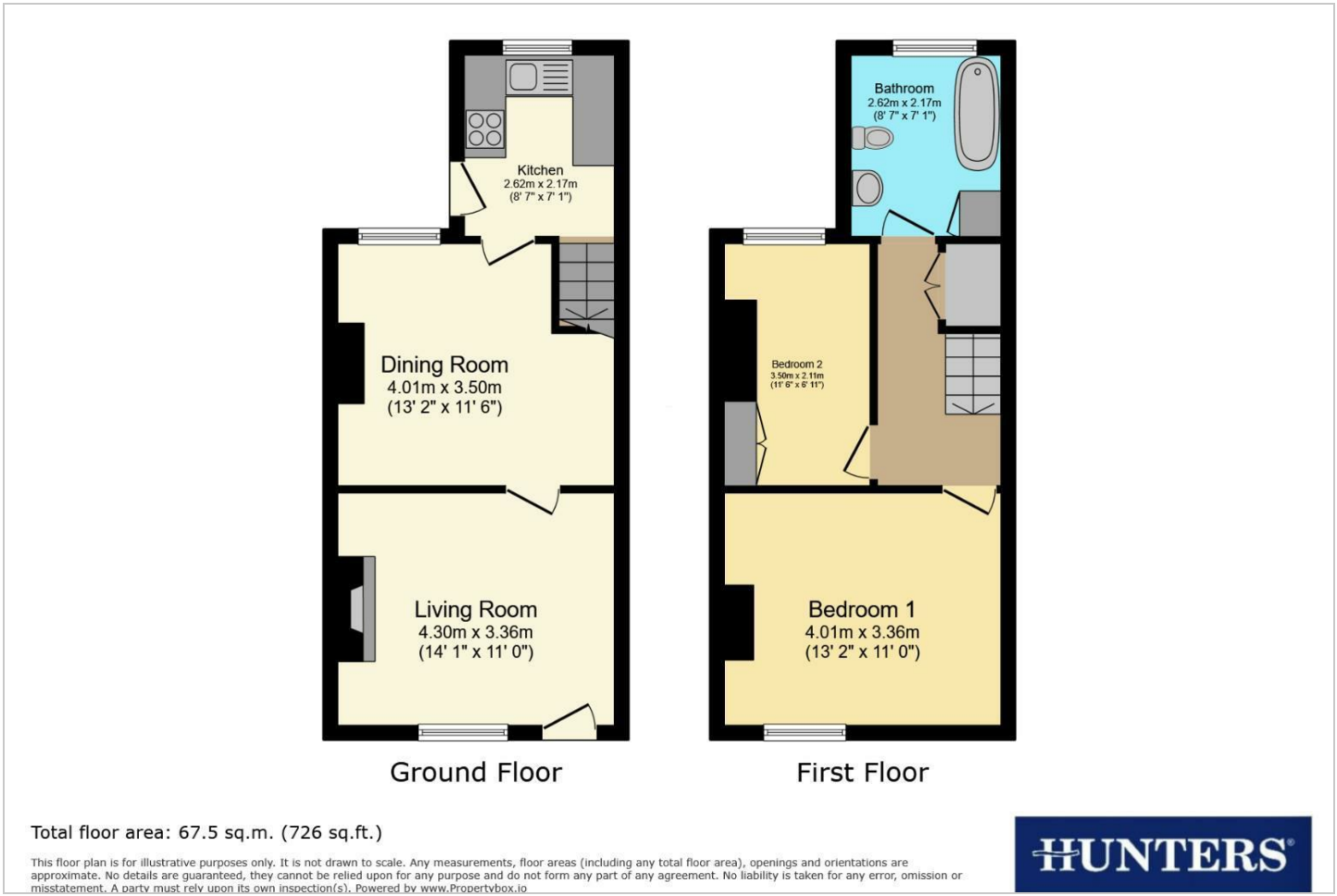
Family Bathroom

Ideal spot to relax and unwind the serene bathroom comprised of low flush WC, pedestal wash hand basin and a beautiful free standing bath tub, the floors and walls having decorative tiling ideal for cleaning, a built in airing cupboard provides more storage and this room is finished with a modern wall mounted radiator and frosted uPVC window to the rear.

Exterior

The front of this stone built home offers on street parking, the house is located on a private road, tucked away offer privacy and field views, with paved pathway leading to front entrance.
At the rear is a fully enclosed yard, the area is fully paved for low maintenance and ideal for seating to enjoy the warmer months, it offers outside tap and gate that leads to shared access over the backs for bins.

Floorplan


Kitchen
2.62m x 2.17m
(8' 7" x 7' 1")
Dining Room
4.01m x 3.50m
(13' 2" x 11' 6")
Living Room
4.30m x 3.36m
(14' 1" x 11' 0")
Ground Floor
Bathroom
2.62m x 2.17m
(8' 7" x 7' 1")
Bedroom 2
3.50m x 2.11m
(11' 6" x 6' 11")
Bedroom 1
4.01m x 3.36m
(13' 2" x 11' 0")
First Floor
Total floor area: 67.5 sq.m. (726 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io
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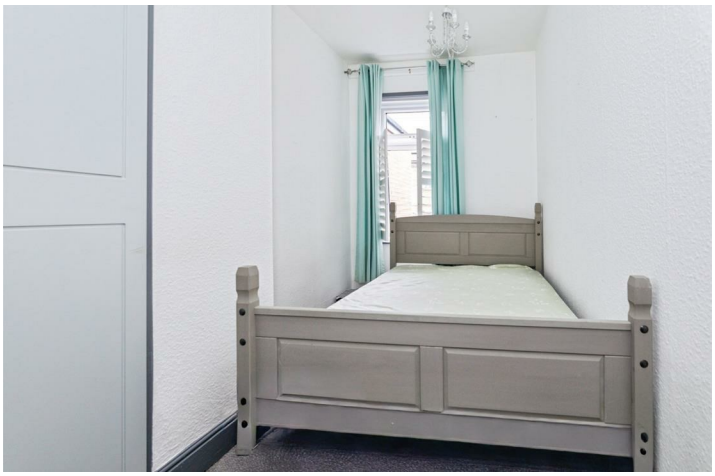
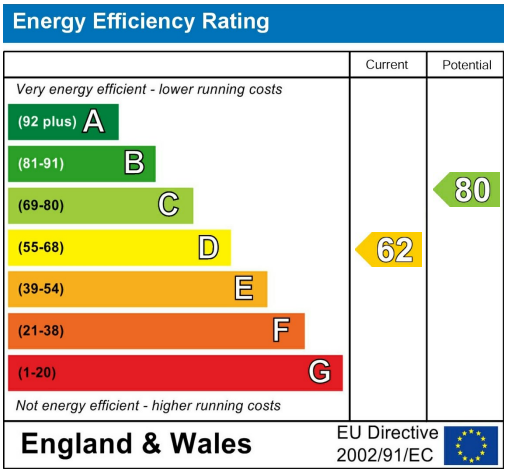
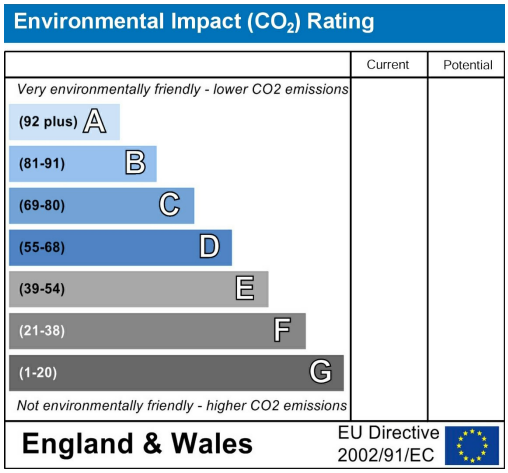


Soak
Relax

Soak
Relax
Unwind

Energy Efficiency Graph





Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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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. THINKING OF SELLING? 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.

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The Property Ombudsman