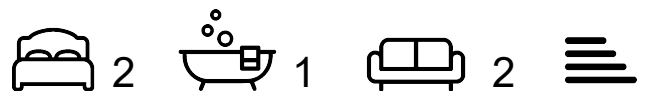




New Street

Wombwell, Barnsley, S73 0AE

Guide Price £70,000 - £80,000



- TWO BEDROOM END TERRACE PROPERTY
- ENCLOSED YARD WITH POTENTIAL FOR OFF ROAD PARKING
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- ALARMED / CCTV
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC

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Nestled in the heart of Wombwell, Barnsley, this charming two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts generous dimensions throughout, providing ample space for comfortable living. The large enclosed rear yard is a standout feature, offering potential for off-road parking, which is a rare find in this area. This outdoor space is perfect for those who enjoy gardening or simply wish to create a private retreat.

Safety and security are paramount, and this home is equipped with an alarm system and CCTV, ensuring peace of mind for you and your family.

Location is key, and this property excels in that regard. It is situated in a great commuting area, making it ideal for those who travel for work or leisure. Additionally, you will find all local amenities within easy reach, including shops, schools, and parks, enhancing the convenience of daily life.

In summary, this two-bedroom end terrace house on New Street is a fantastic opportunity that combines space, security, and a prime location. Do not miss the chance to make this delightful property your new home.

Entrance Porch

3'8" x 3'0" (1.12m" x 0.91m")

Via a uPVC front entrance door this opens into the entrance hall, ideal for coats and shoes, with wooden flooring and door opening to the living room.

Living Room

14'6" to 11'2" x 13'1" (4.42m" to 3.40m" x 3.99m")

Step into the light and welcoming living room, having large uPVC bay window to the front filling this room with natural light, wooden flooring for easy clean, coal effect fire giving the room not only a cosy feel but a focal point, decorated in neutral tones with wall mounted radiators and door leading to hall.

Hall

Again with wooden floor, stairs rising to first floor and opening to the dining room.

Dining Room

14'1" x 15'7" to 12'3" (4.29m" x 4.75m" to 3.73m")

Great spot to entertain family and friends, the dining room has ample space for a large seating area, wooden flooring, uPVC window to the rear as well as side elevation, wall mounted radiator, coal effect fire place to give a focal point, neutral décor and door opening to the kitchen, as well as a storage area and access to the cellar which again is ideal further storage space.

Kitchen

7'9" x 7'8" (2.36m" x 2.34m")

The roomy kitchen has an array of wall and base units in cream high gloss providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, wall mounted radiator, uPVC window as well as uPVC door then lead out to the rear.

Landing

Landing having wooden flooring, uPVC window to the rear and all doors leading to bedrooms and bathroom as well as access to the loft space,

which has ladder/steps in place, fully boarded with window to the side.

Bedroom One

11'1" x 13'3" to wardrobes (3.38m" x 4.04m" to wardrobes)

Generously sized master bedroom with built in cupboards providing that extra storage we all crave, wooden flooring, wall mounted radiator, neutral décor and uPVC window to the front finishes this room.

Bedroom Two

12'4" x 10'01" (3.76m" x 3.07m")

Further good sized double bedroom having uPVC window to the side elevation, decorated in neutral tones, wooden flooring and wall mounted radiator, sliding doors then open to a storage cupboard which also houses the property's combi boiler.

Bathroom

8'10" x 8'00" (2.69m" x 2.44m")

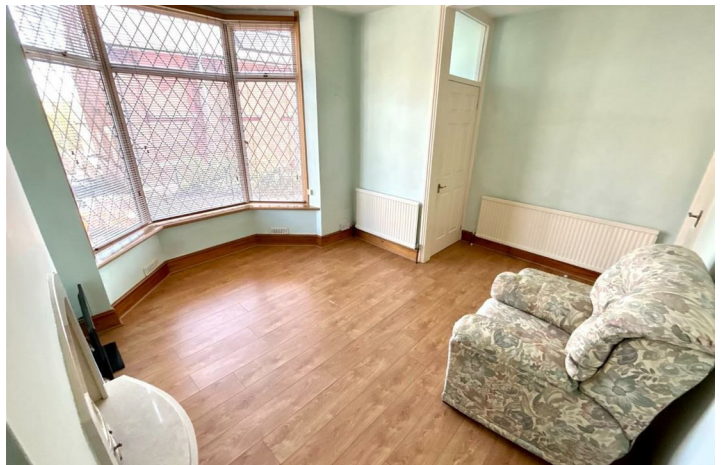
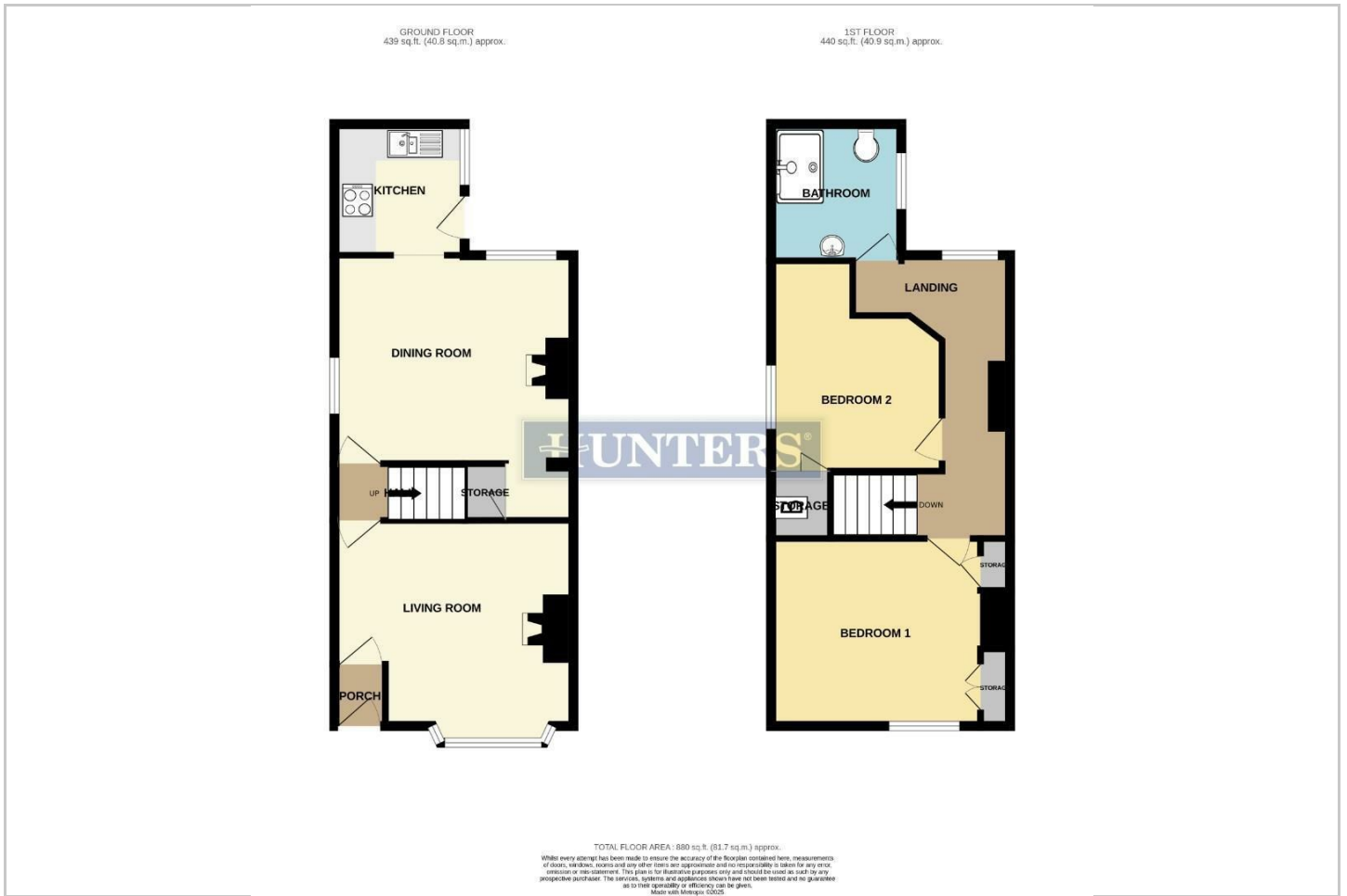
The spacious family bathroom, currently has a double walk in shower but plenty of room to re add a bath if you prefer, with low flush WC, pedestal wash hand basin, wall mounted radiator, tiled for easy clean and uPVC frosted window to the side.

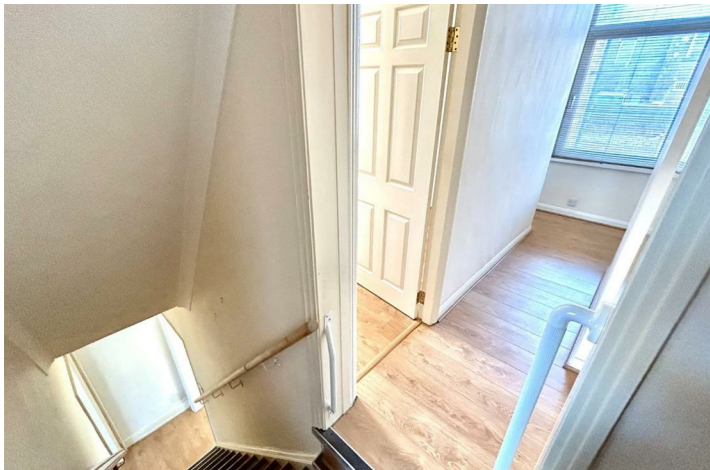
Exterior

The front of the property allows for ample on street parking with stairs rising to entrance door, to the side of this generous property is a pathway leading round to the rear, this would allow for potential off road parking.

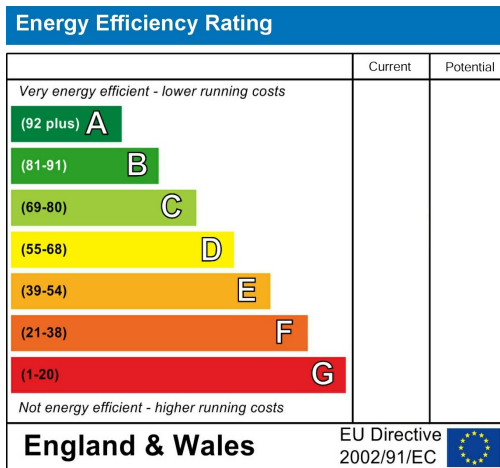
At the rear stands a spacious fully enclosed yard/garden based on two levels, the first would give the potential for off road parking as in the past a garage once stood, located high up the sun hits this space beautifully and makes a great seating area to enjoy the warmer months, steps then lead down to a further private concrete area, ideal for further seating if wanted and this gives access to the rear door.

Floorplan





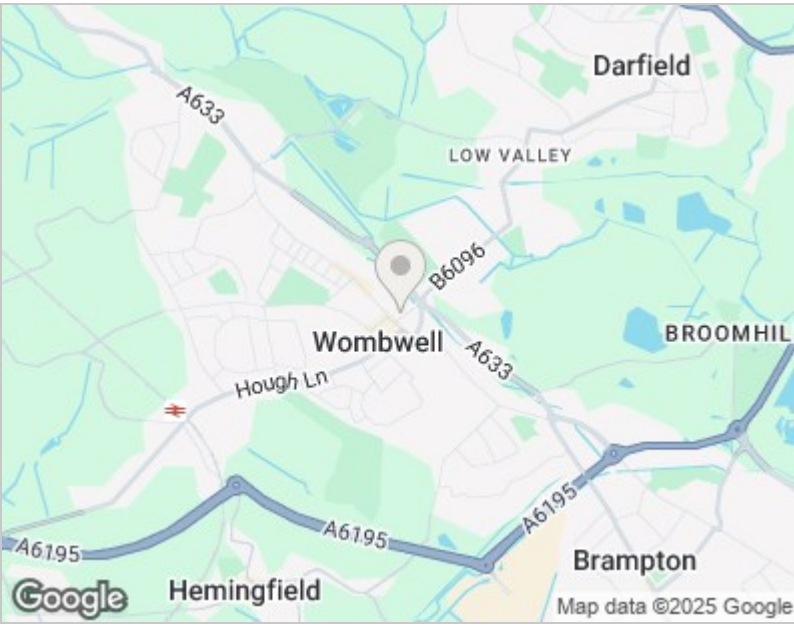
Energy Efficiency Graph



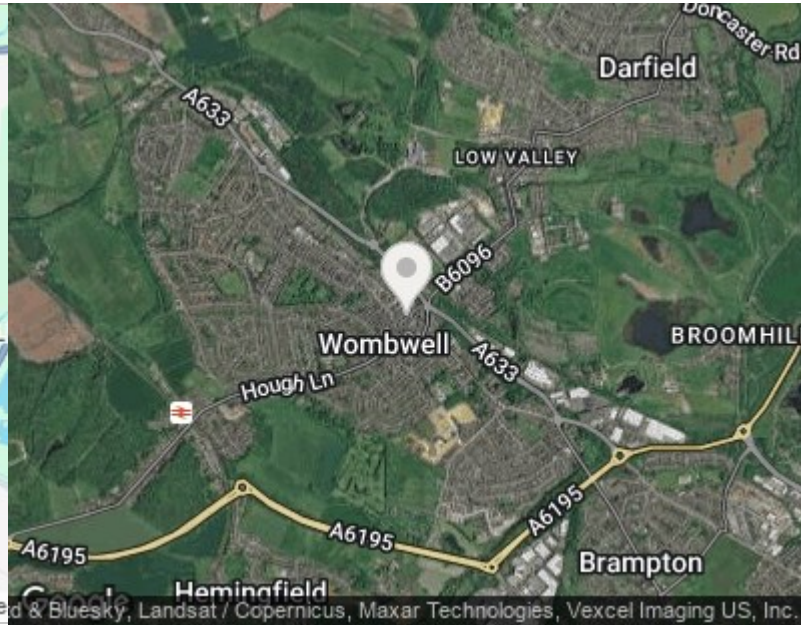
Viewing

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





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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