

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hough Lane

Wombwell, Barnsley, S73 0LL

Offers In The Region Of £90,000



- TWO BEDROOM TERRACE PROPERTY
- DOUBLE BEDROOMS
- ON STREET PARKING
- SPLENDID VIEWS TO THE REAR
- EPC RATING: D

- ENCLOSED FRONT AND REAR GARDEN
- DOWNSTAIRS BATHROOM
- GOOD COMMUTE LOCATION
- FREEHOLD
- COUNCIL TAX BAND: A

Tel: 01709 894440

# Hough Lane

Wombwell, Barnsley, S73 0LL

Offers In The Region Of £90,000



Nestled on Hough Lane in the charming area of Wombwell, this delightful two bedroom terraced house offers a perfect blend of comfort and convenience. Boasting generous dimensions throughout, providing ample space for both relaxation and entertaining.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for family gatherings or quiet evenings in. The two spacious bedrooms are thoughtfully designed to accommodate a variety of living arrangements.

One of the standout features of this property is its prime location. Just a short stroll away, you will find Wombwell High Street, which offers a range of local amenities, including shops, cafes, and services to cater to your everyday needs. For those who commute, the nearby train station provides excellent transport links, while the A1 and M1 motorways are easily accessible, making travel to surrounding areas a breeze.

The enclosed rear garden adds a touch of outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues. This property is not just a house; it is a home that offers a wonderful lifestyle in a vibrant community. Whether you are looking to buy or rent out, this terraced house on Hough Lane is an opportunity not to be missed.

## LOUNGE

13'3" x 13'4" (4.04m x 4.06m)

Via a uPVC front entrance door this leads directly into the light and spacious living room, having uPVC window to the front filling the room with natural light, carpet flooring with wall mounted radiator, aerial and telephone point in place and door leading to the kitchen. Gas fire with surround giving not only a focal point to the room but bringing a cosy feel.

## KITCHEN

13'3" x 9'8" (4.04m x 2.95m)

A generous sized kitchen area. The kitchen consists of an array wall and base units adding plenty of storage with complimentary work surface over, sink with drainer and stainless steel mixer tap, with built in four ring gas hob, electric oven and extractor fan over, under counter space and plumbing for washing machine. Comprising of wall mounted radiator, neutral décor and uPVC window to the rear. Easy to clean vinyl flooring with doors leading to the cellar and rear hallway.

## CELLAR

Handy extra room to used for storage or as you wish.

## HALL

Staircase rising to first floor landing with further door leading into the bathroom and external door leading to the rear yard.

## BATHROOM

7'1" x 5'3" (2.16m x 1.60m)

Unique retro bathroom fitted with three piece suite. Comprising of WC, wash hand basin and panelled bath. Vinyl flooring with wall mounted radiator and uPVC frosted window to the rear.

## LANDING

Carpeted landing with doors leading to bedroom one and bedroom two.

## BEDROOM ONE

13'3" x 13'5" (4.04m x 4.09m)

Generously sized master bedroom with plenty of room to add more bedroom furniture if needed. Benefitting from built in wardrobe providing the extra storage we all crave, with wall mounted radiator, carpet flooring and uPVC window to the front elevation.

## BEDROOM TWO

10'05" x 9'7" (3.18m x 2.92m)

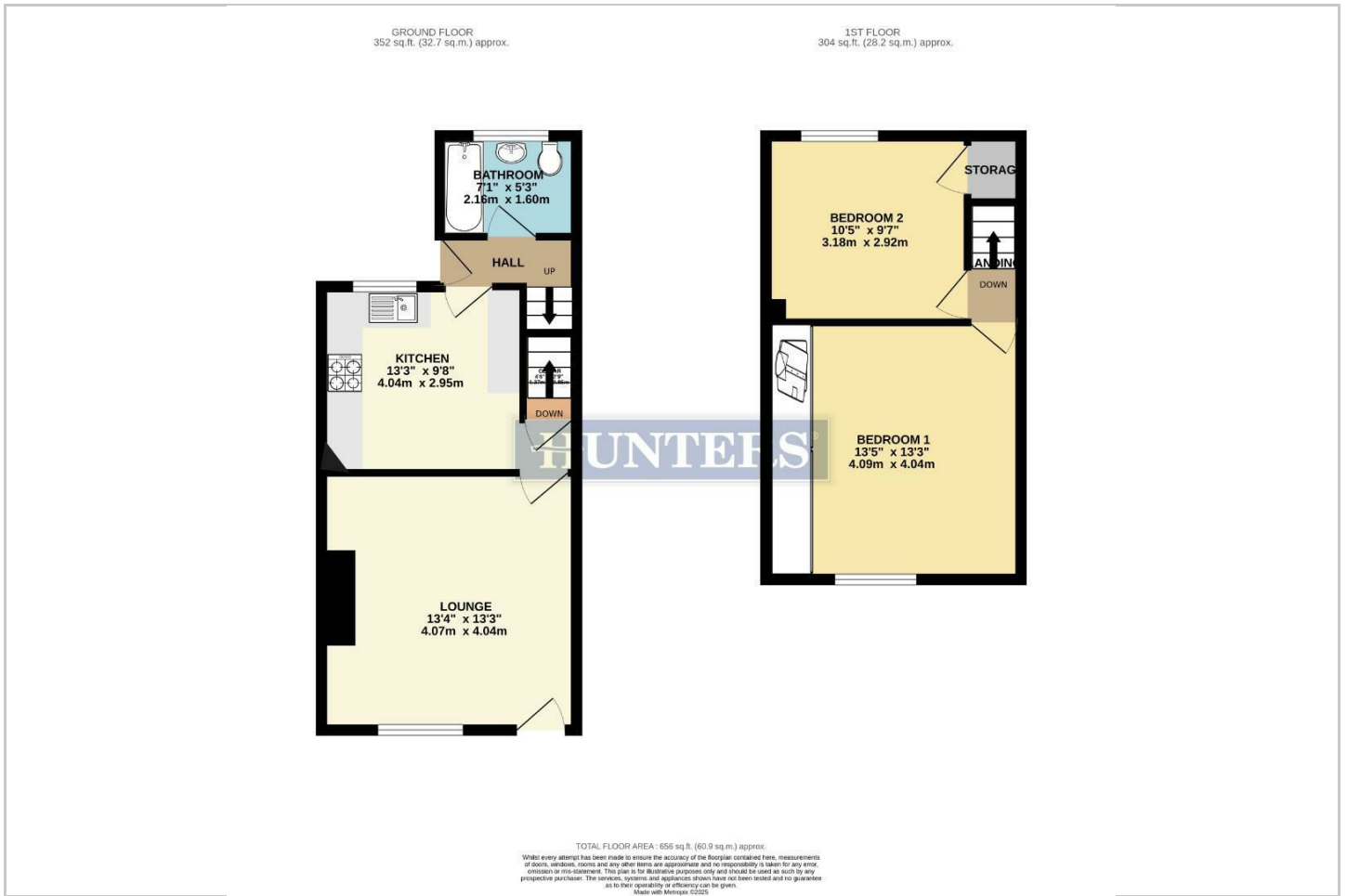
Good sized second bedroom having built in storage in the corner. Comprises of carpet flooring, wall mounted radiator and uPVC window to the rear.

## EXTERIOR

To the front of the property is ample space for on street parking with gated enclosed front garden area with pathway leading to the front entrance.

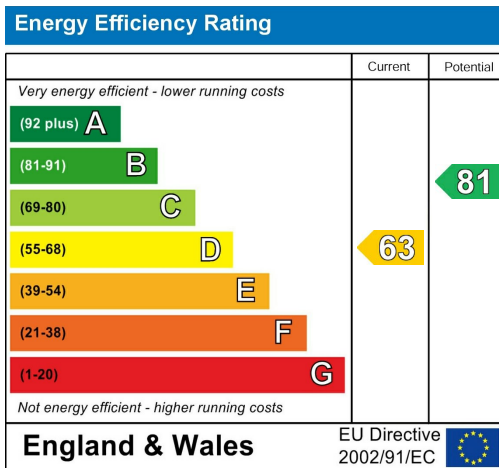
To the rear of the property is a small easy to maintain yard.

# 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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevally@hunters.com](mailto:dearnevally@hunters.com)  
<https://www.hunters.com>

