

# HUNTERS<sup>®</sup>

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## Station Road

Wombwell, S73 0AY

Guide Price £210,000 - £220,000



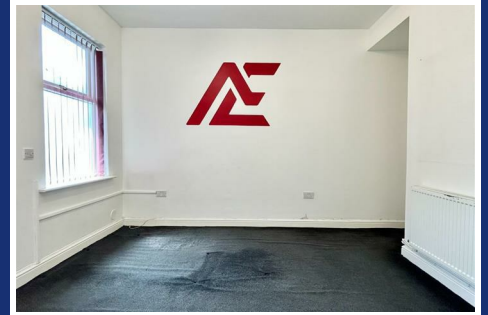
- COMMERCIAL PROPERTY WITH TWO BED FLAT • FREEHOLD ABOVE
- TWO ALLOCATED PARKING SPACES
- CLOSE TO ALL LOCAL AMENITIES
- GOOD COMMUTE LOCATION
- EPC RATING COMMERCIAL C / FLAT D

Tel: 01709 894440

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Nestled on Station Road in the charming area of Wombwell, this unique property presents an excellent opportunity for both residential and commercial living. The building features a commercial space on the ground level, ideal for a small business or retail venture, while the upper levels house a comfortable two-bedroom flat.

The flat boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms offer ample space for rest and privacy, making it an ideal home for individuals or small families. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a good location, this property benefits from excellent transport links and local amenities, making it a desirable spot for both business and residential purposes. Whether you are looking to invest in a commercial opportunity or seeking a home with the added benefit of a business space, this property on Station Road is worth considering. With its versatile layout and prime location, it promises to cater to a variety of needs and lifestyles.

## COMMERCIAL BUILDING

This versatile commercial property presents an excellent opportunity for those seeking a space that combines functionality with potential. The property features a spacious main reception room adorned with laminate flooring and large windows that invite an abundance of natural light, creating a welcoming atmosphere for clients and visitors alike. Further well-appointed main office is located at the rear, complete with comfortable carpet flooring, uPvc window, ensuring a professional environment for your business activities. The property also boasts a practical basement area, which houses a kitchen equipped with a range of wall and base units, alongside a stainless steel sink and drainer. This space is ideal for staff amenities or could be adapted to suit your specific needs.

Additionally, the basement includes a convenient WC featuring a low flush toilet, wash hand basin and boiler, enhancing the property's functionality. Two further rooms offer flexibility, allowing you to tailor the space to your requirements, whether for storage, additional offices, or creative use. A fire exit door to the rear ensures safety and compliance with regulations.

## TWO BEDROOM FLAT

This delightful two-bedroom flat offers a perfect blend of comfort and practicality. The property is thoughtfully designed across two levels. Upon entering, you are greeted by a generous entrance hallway, with doors leading to Lounge, Kitchen and stairs rising to upper floor. Lounge area, enhanced by a large bay window that floods the space with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen features a built-in four-ring gas hob, a stainless steel sink, and drainer and a modern combi boiler, ensuring that culinary enthusiasts will find it a joy to cook and entertain.

The upper level boasts two double bedrooms, both of which provide access to a shared shower room.

This well-designed bathroom includes a WC, wash hand basin, and a convenient shower unit, catering to the needs of the household with ease. Additionally, the property benefits from a large fully boarded loft space, accessible via a pull-down ladder, offering ample storage solutions or the potential for further development, subject to the necessary permissions.

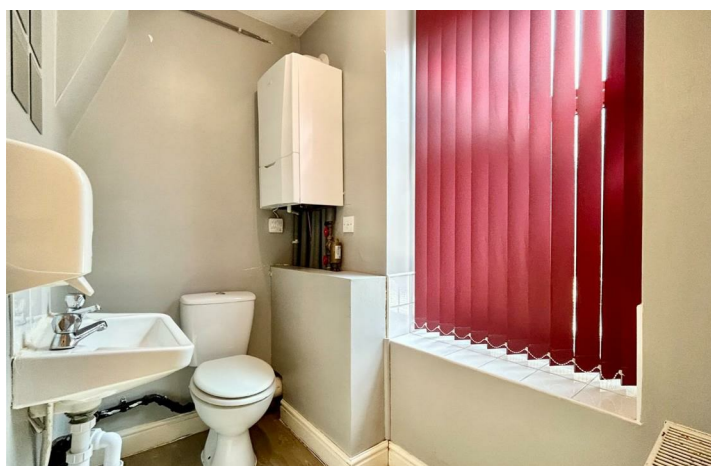
## Floorplan

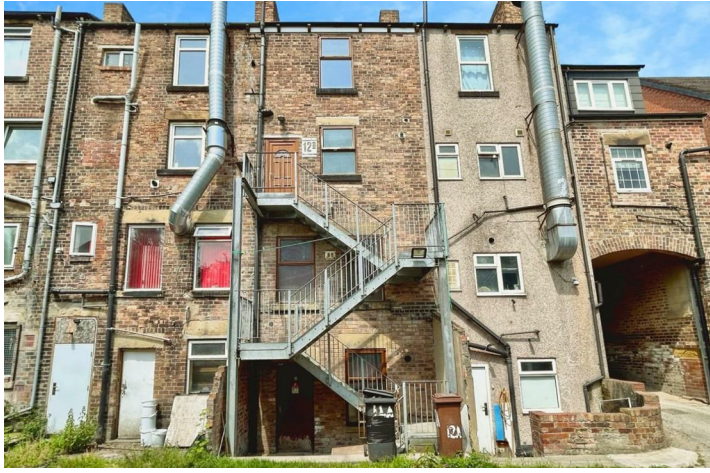


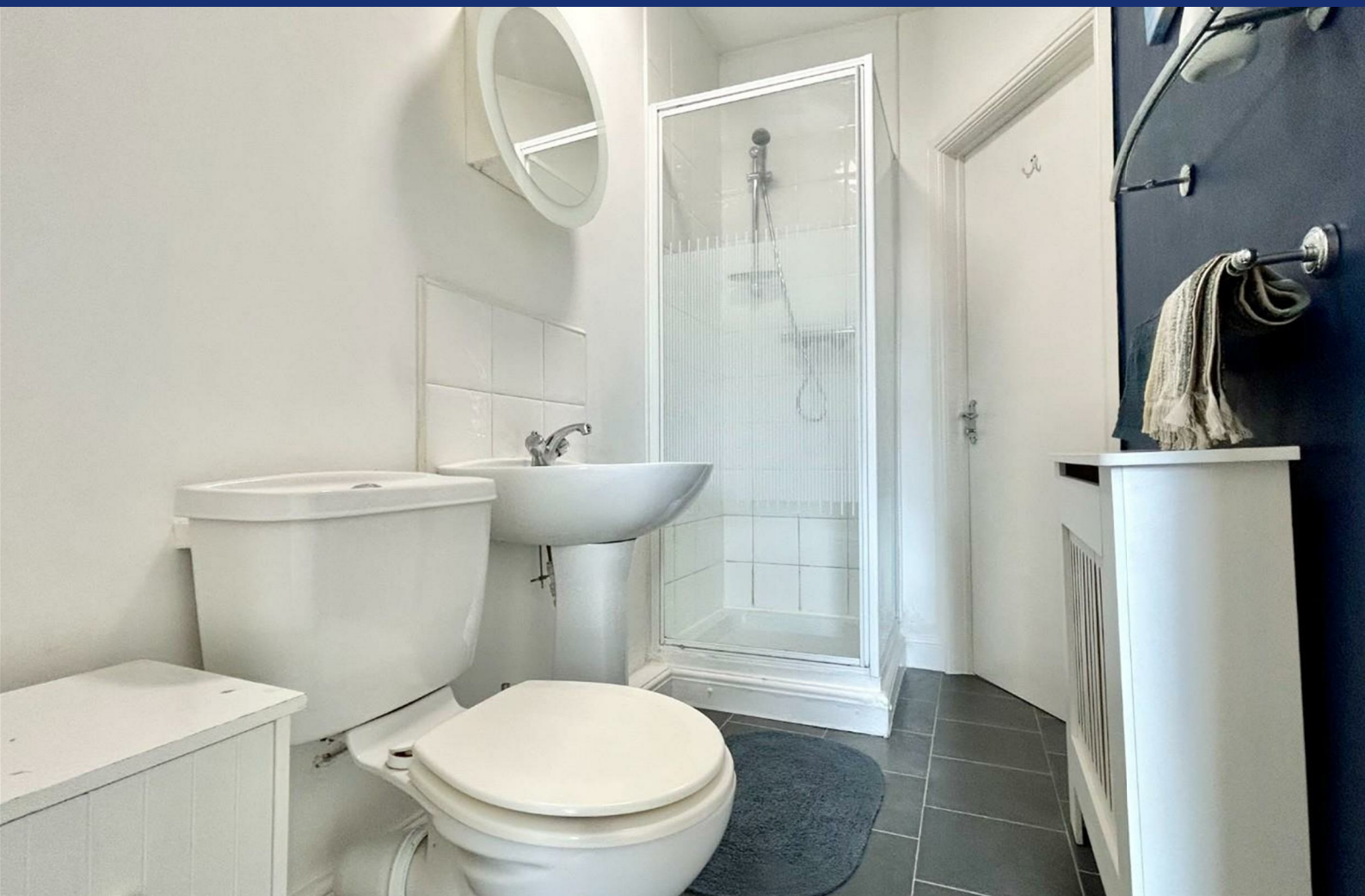
TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

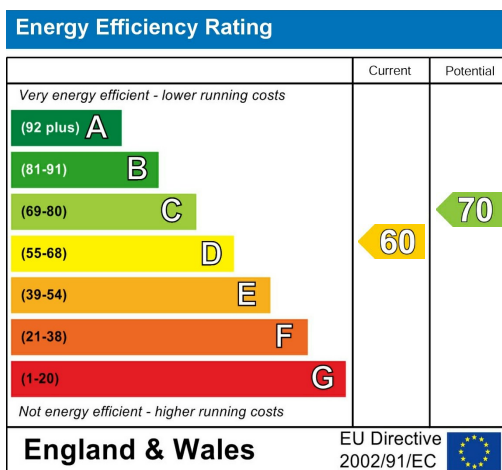
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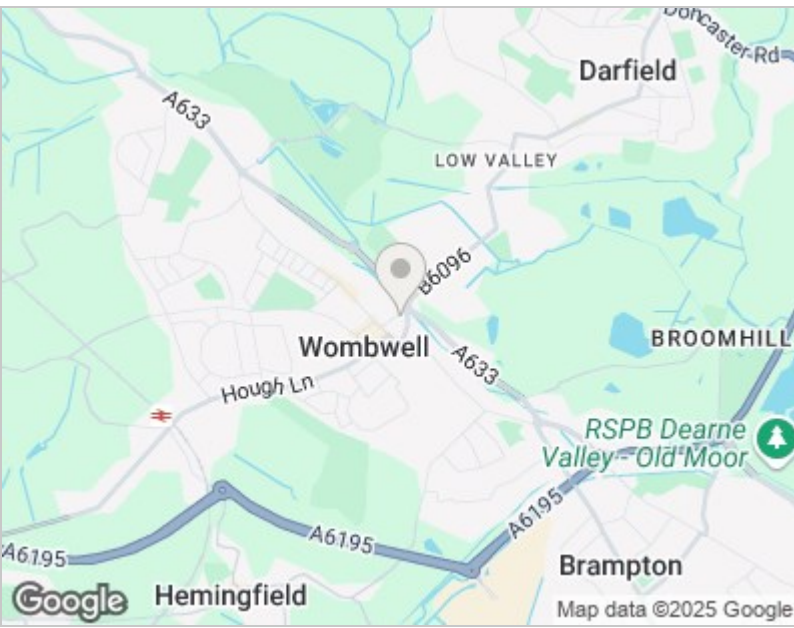
## Energy Efficiency Graph



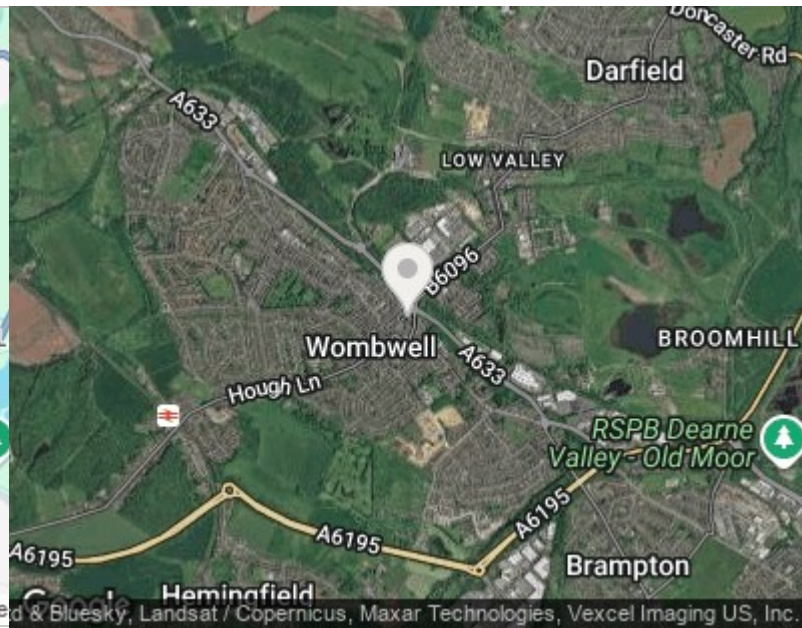
## Viewing

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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