

HUNTERS[®]

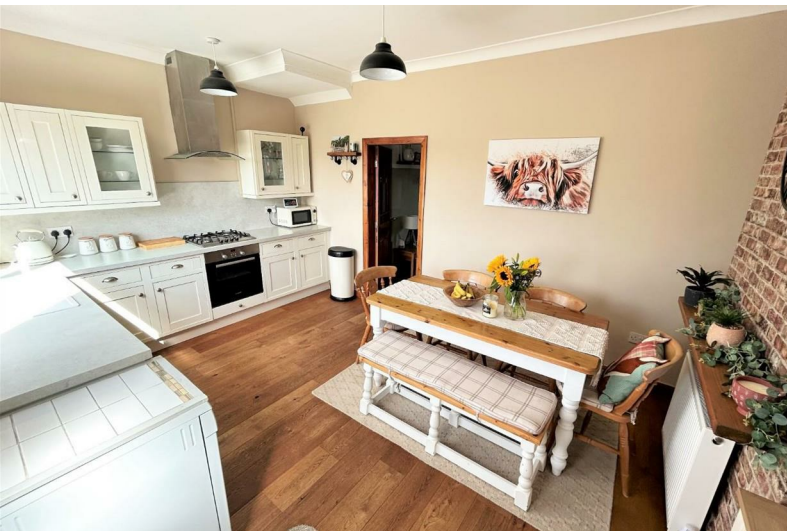
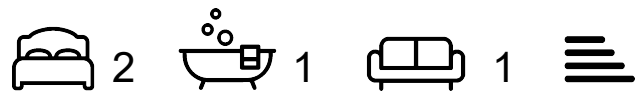
HERE TO GET *you* THERE



Everill Gate Lane

Wombwell, Barnsley, S73 0YJ

Guide Price £140,000



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Entrance Hall

Via a composite door this leads into the roomy entrance hall, ideal for coats and shoes, having wall mounted radiator, staircase rising to first floor and door leading to the living room.

Living Room

13'05" x 13'02" (4.09m" x 4.01m")

Step inside the well presented light and airy living space, have two arched uPVC windows to the front filling this room with natural light, decorated in neutral tones with wooden flooring, designer radiator, aerial point in place and door opening to the kitchen/diner

Kitchen/Diner

10'10" x 16'05" narrow to 14'10" (3.30m" x 5.00m" narrow to 4.52m")

The real hub of the home is the contemporary kitchen/diner, perfect place to entertain guests, having an array of wall and base units fitted in white providing storage, contrasting work surface over, white sink and drainer with stainless steel mixer tap, integrated electric oven, gas hob with extractor fan over, integrated washing machine, with space and plumbing for dish washer, splash back aqua panel to walls, wooden flooring to match living room, wall mounted radiator, uPVC window and door leading to rear.

Landing

From landing doors lead to bedrooms one, two and family bathroom.

Bedroom One

13'03" x 13'02" (4.04m" x 4.01m")

Generously sized master bedroom with beautiful

uPVC arched windows to the front allowing in the natural light, neutrally decorated with wall mounted radiator, wooden flooring, ample room to add storage/furniture and door opening to staircase that rises to bedroom three/attic

Bedroom Two

10'10" x 8'04" (3.30m" x 2.54m")

Another good sized bedroom, beautifully presented with wooden flooring, wall mounted radiator and uPVC window to the rear, giving stunning views over the rear garden and roaming fields to the back.

Bathroom

7'07" x 7'08" (2.31m" x 2.34m")

The modern and sleek family bathroom is the perfect place to relax and unwind, comprising of three piece suite having low flush WC, pedestal wash hand basin and oval shaped bath with shower over and glass screen in place, fully tiled for easy clean, heated towel rail and uPVC frosted window to the rear finish this room.

Attic Room

15'03" x 11'06" (4.65m" x 3.51m")

Great addition to this already spacious home is the attic room, beautifully presented, decorated in neutral tones, with storage to the eaves giving that extra room we all crave, wall mounted radiator and Velux style window to the front giving the breath taking views over the nature reserve.

Exterior

The front of the property gives kerb appeal, with a garden to the front accessed via a wrought iron gate, the garden is pebbled for low maintenance with established plants and shrubs adding a splash of

Tel: 01709 894440

colour, ample on street parking is available for you and guests.

The real wow factor is the expansive south facing rear garden, enclosed and split into sections all the family can enjoy, starting with paved patio area ideal for seating in the summer months followed by a lawn area lead to the back of the garden, flowers, plants, shrubs and trees line the borders adding colour and beauty, to the rear of the garden is views money cant buy with nothing but rolling fields to look at.



Road Map



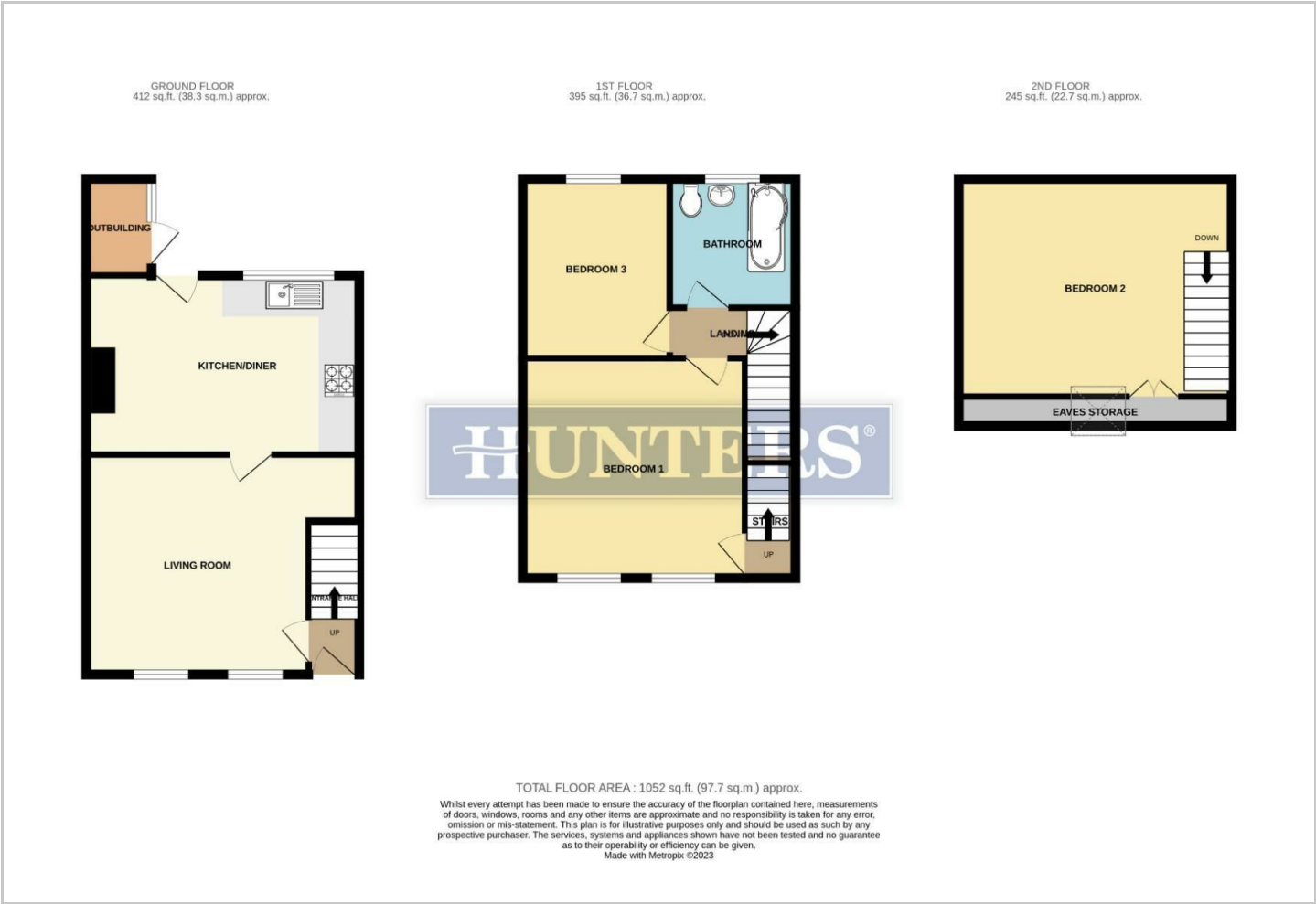
Hybrid Map



Terrain Map



Floor Plan



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.

Energy Efficiency Graph



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.