

HUNTERS®

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Haverhill Grove

Wombwell, S73 0DY

Guide Price £75,000



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Entrance Hall

Composite entrance door then leads into the room entrance hall ideal for coats and shoes, neutrally decorated with wall mounted intercom system, wall mounted radiator, and doors leading to storage cupboard, living area, bedrooms and bathroom.

Kitchen area

Step inside the open plan kitchen/living area, kitchen having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, splash back tiles to walls, uPVC window to the side elevation with opening to the living area.

Living area

21'1" x 10'5" living and kitchen (6.43m" x 3.18m" living and kitchen)
Bright and airy living space with uPVC French style doors opening to the Juliet balcony filling this room with natural light, neutrally decorated with wall mounted radiator and aerial point in place.

Bedroom One

14'04" x 9'05" (4.37m" x 2.87m")
Generously sized master bedroom, decorated in neutral tones with wall mounted radiator and uPVC window to the front elevation, open archway leads to a dressing area and door then opens to ensuite.

Ensuite

6'00" x 5'07" (1.83m" x 1.70m")
Great addition to any apartment, the ensuite comprises of low flush WC, pedestal wash hand basin and shower unit with splash back tiles.

Bedroom Two

7'01" x 10'11" (2.16m" x 3.33m")
Further double room, neutrally decorated with wall mounted radiator and uPVC window to the front.

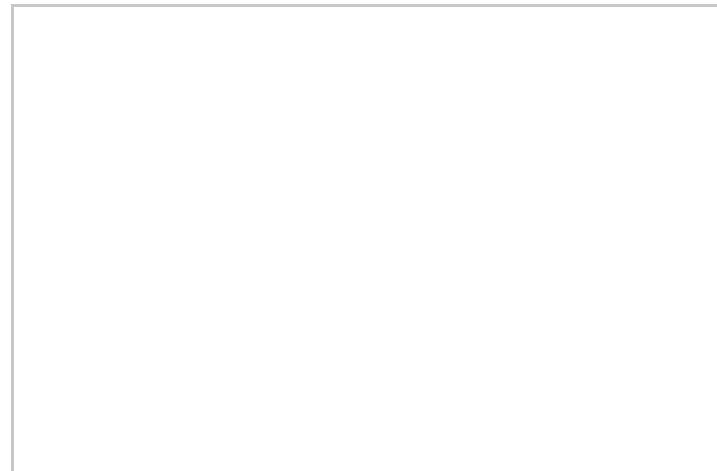
Bathroom

7'01" x 6'02" (2.16m" x 1.88m")
Perfect spot to relax, the bathroom comprises of three piece suite in white, low flush WC, wash hand basin with under storage and panelled bath, splash back tiles to walls, extractor fan and wall mounted radiator finish this room.

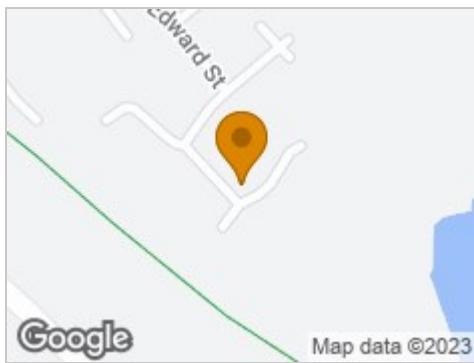
Exterior

To the front of the property is a well maintained green area with established plants and shrubs adding a splash of colour, path then leads to main entrance door with numbered intercom buttons and mail boxes.

To the rear is the carpark with an allocated parking space and secure electric gates.



Road Map



Hybrid Map



Terrain Map



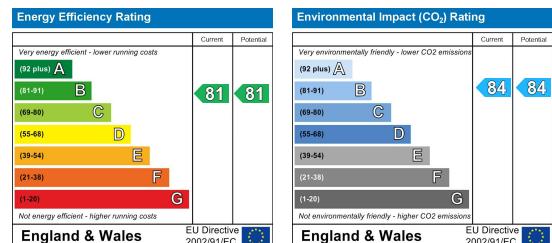
Floor Plan



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.