



Dovecliffe Road Wombwell Barnsley S73 8UE
Guide Price £500,000

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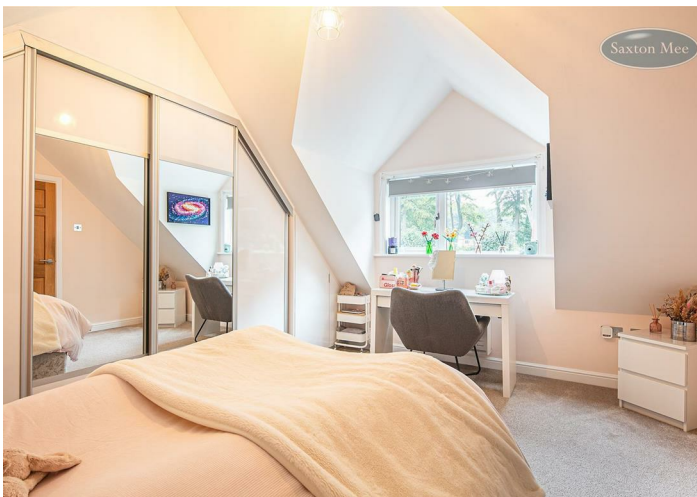
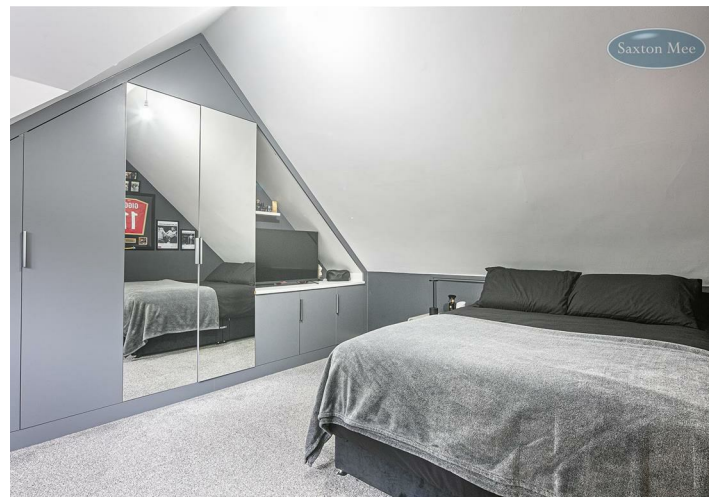
GUIDE PRICE £500,000-£550,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Viewing is essential to appreciate the accommodation on offer of this four double bedroom, two bathroom detached property which has been modernised to a high standard by the current owners. Situated on this impressive plot the property enjoys a south facing rear garden and benefits from a driveway providing ample off-road parking, a good sized detached garage, a large family/garden room and summer house.

Tastefully decorated throughout, the spacious living accommodation briefly comprises: enter through a front composite door into the entrance hall with parquet flooring and access into the kitchen/breakfast room, two double bedrooms and a shower room. The heart of this home is the bespoke kitchen/breakfast room which has a range of units with contrasting Quartz worktops. Integrated appliances include a larder fridge and freezer, dishwasher, double electric oven, five ring Smeg hob with extractor above. A lovely feature is the central island with breakfast bar. The kitchen flows into a family/garden room with large windows perfect for enjoying the views of the rear garden, an air conditioning unit and a multi-fuel stove set on a slate hearth, which is the focal point of the room. uPVC French doors then open onto the rear garden. There is a rear porch with space for coats and shoes and an entrance door. From the kitchen, access into the lounge with a bay window and a cast-iron multi-fuel stove set on a stone hearth. The principal bedroom has a front bay window and three sets of double wardrobes. Bedroom two is to the rear and is currently used as a second reception room. The shower room has a walk-in shower.

From the entrance hall, a staircase rises to the first floor landing which has a storage cupboard which houses the gas combination boiler and access into two bedrooms and a shower room. Both double bedrooms benefit from dormer windows, fitted wardrobes and air conditioning units.

- STUNNING FAMILY HOME
- FOUR DOUBLE BEDROOMS
- BESPOKE KITCHEN WITH CENTRAL ISLAND
- LOUNGE & FAMILY ROOM
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- DETACHED GARAGE WITH UTILITY & WC
- SUMMER HOUSE
- SOUTH FACING REAR GARDEN WITH ENTERTAINING AREA
- WALKING DISTANCE TO WOMBWELL TRAIN STATION
- TWO SHOWER ROOMS





OUTSIDE

A wrought iron gate opens to a path leading to the front entrance door with artificial lawns either side. Electric wrought iron gates opens to a driveway providing ample off-road parking. Access down either side of the property, one which leads to the detached garage with electric door, power and lighting and this gives access to a utility with a Granite worktop, sink, housing and plumbing for a washing machine and a door opening to a WC. The south facing, fully enclosed rear garden has a Porcelain tiled patio, barbecue area, pizza oven, hob tub, covered with a glass-roofed pergola, making this a fabulous entertaining space. There is a large artificial lawn with planted areas and a garden shed and a garden room with uPVC entrance door, power and lighting and this is currently used as a games room.

LOCATION

Welcome to the charming town of Wombwell in South Yorkshire. This delightful destination, steeped in rich history and brimming with local culture, offers a unique blend of traditional Yorkshire charm and modern amenities. Wombwell, once a thriving coal mining town, has transformed into a vibrant community that is both welcoming and intriguing for visitors.

Wombwell is a place where the past and present coexist harmoniously. Its historical roots are evident in the beautifully preserved architecture, while the town's evolution is reflected in its bustling high street, filled with a variety of shops, cafes, and pubs. The town is surrounded by stunning landscapes, offering ample opportunities for nature lovers to explore the picturesque Yorkshire countryside. Walking distance to Wombwell train station.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Main area: approx. 97.2 sq. metres (1046.5 sq. feet)
 Plus garage, approx. 19.9 sq. metres (213.5 sq. feet)
 Plus utility, approx. 9.2 sq. metres (99.3 sq. feet)
 Plus wc, approx. 2.0 sq. metres (22.0 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Main area: Approx. 138.3 sq. metres (1488.2 sq. feet)
 Plus garage, approx. 19.9 sq. metres (213.5 sq. feet)
 Plus utility, approx. 9.2 sq. metres (99.3 sq. feet)
 Plus wc, approx. 2.0 sq. metres (22.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	76
EU Directive 2002/91/EC			