



## Park Street

Wombwell, Barnsley, S73 0HS

Guide Price £80,000 - £90,000



- TWO BEDROOM TERRACED PROPERTY
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- EPC RATING: TBC

- NO UPWARD CHAIN
- ON STREET PARKING
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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CALL NOW TO AVOID MISSING OUT ON THIS SPACIOUS TWO BEDROOM TERRACE PROPERTY LOCATED IN THE POPULAR VILLAGE OF WOMBWELL. Boasting ample on road parking, no upward chain and generous dimensions. Close to all local amenities with Wombwell village a short walk away, offering supermarkets, local business, public houses and reputable schools, good transport links either road or rail to Rotherham, Barnsley, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any buyer! Property briefly comprises of Lounge, Kitchen/Diner, Porch, Cellar, two Bedrooms and Bathroom. VIEWINGS ARE A MUST!!



## LOUNGE

11'10 x 15'02 (3.61m x 4.62m)

Stepping through a white double glazed front entrance door, leads you into the property. Greeted by a large space, having gas fire in place giving this room a focal point. Having front facing uPVC window filling the room with natural light making this the perfect design for the principle reception room. Comprising of carpet flooring, wall mounted radiator with further door leading to the inner hall.

## Hall

Further door entering into the kitchen/diner with stairs rising to first floor landing.

## KITCHEN DINING ROOM

11'10 x 15'00 (3.61m x 4.57m)

Large kitchen dining area comprising of wall and base units providing storage with complimentary wood work surface over, having stainless steel sink and drainer with matching mixer tap, integrated oven with built in four ring gas hob as well as space and plumbing for washing machine or dishwasher, splash back tiling to walls and neutral décor. UPVC window to the rear with uPVC rear door and further door leading down into the cellar.

## REAR PORCH

4'08 x 2'08 (1.42m x 0.81m)

Handy extra addition to the property, creating the perfect place to take off those muddy boots in the winter months.

## CELLAR

The perfect room to make it as you wish or to use for extra storage space.

## LANDING

Neutrally decorated landing with doorways to both bedrooms and family bathroom.

## BEDROOM ONE

11'10 x 15'02 (3.61m x 4.62m)

A generous sized master bedroom dazzling with having carpet flooring, wall mounted radiator and uPVC window overlooking the front elevation. Plenty of space for bedroom furniture with handy over stairs storage cupboard located in the corner.

## BEDROOM TWO

8'05 x 15'02 (2.57m x 4.62m)

Another good sized bedroom, comprising of carpet flooring, uPVC window to rear and wall mounted radiator.

## BATHROOM

11'07 x 9'10 (3.53m x 3.00m)

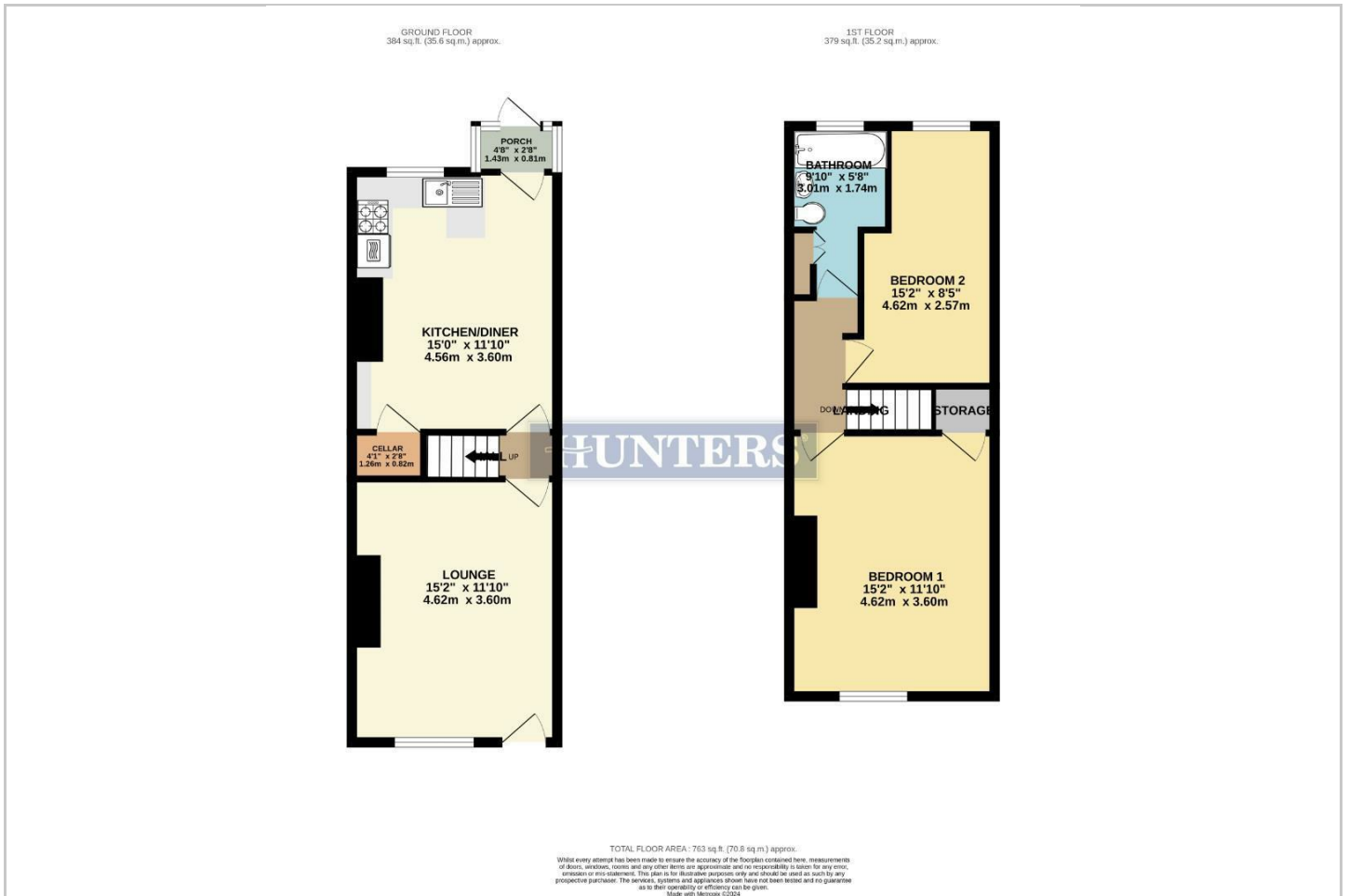
Fitted with three piece suite comprising of WC, hand wash basin and panelled bath. Partially tiled walls with wall mounted radiator and uPVC frosted window to the rear. Handy storage cupboard located to the side.

## EXTERIOR

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

To the rear of the property is a small easy to maintain yard with beautiful plants and shrubs providing splashes of colour to your view.

# Floorplan



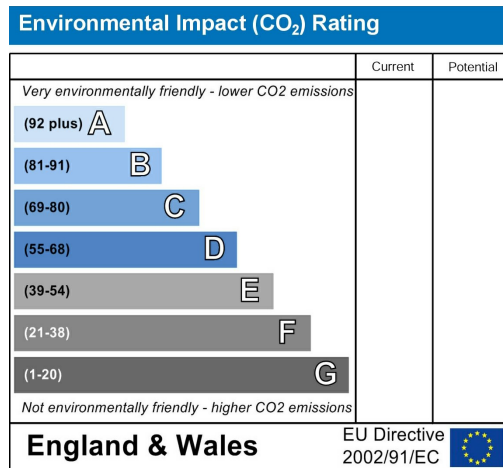
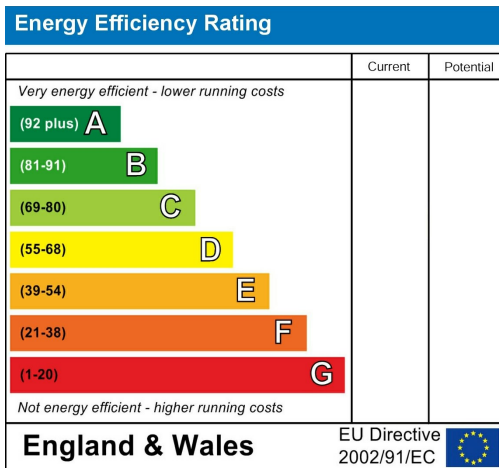








## Energy Efficiency Graph



## 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.

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