



93 Haverhill Grove

Wombwell, Barnsley, S73 0DY

Guide Price £89,950

 2
  1
  1
  B



93 Haverhill Grove

Wombwell, Barnsley, S73 0DY

Guide Price £89,950



Entrance

Living Area

6.17 x 3.21 [20'2" x 10'6"]

Kitchen

1.89 x 3.21 [6'2" x 10'6"]

Bedroom One

2.94 x 2.87 [9'7" x 9'4"]

En-suite Shower Room

1.85 x 1.80 [6'0" x 5'10"]

Storage

Bedroom Two

3.30 x 2.17 [10'9" x 7'1"]

Bathroom

2.14 x 1.89 [7'0" x 6'2"]

Balcony

Tenure

We are advised by the vendor the property is Leasehold with approximately 132 years left on an initial 150 year lease. There is an annual service charge and annual ground rent payable, this is currently £150 per annum. We advise this to be clarified on purchase.

Key Features

Spacious Open-Plan Living – A bright and airy living area with modern décor, seamlessly connecting to the kitchen and dining space.

Modern Kitchen & Dining Area – Fully fitted with contemporary units, integrated appliances, ample storage, and space for dining.

Two Well-Proportioned Bedrooms – Comfortable and stylish, ideal for couples, small families, or professionals.

Ensuite Shower Room – A sleek and private shower room attached to the master bedroom for added convenience.

Family Bathroom – A modern, well-appointed main bathroom with quality fixtures and fittings.

Private Balcony – A great outdoor space for relaxation or entertaining, with views of the surrounding area.

Excellent Location – Close to local shops, schools, and amenities, providing everyday convenience.

Great Connectivity – Easy access to transport links and the Trans Pennine Trail for walking, cycling, and outdoor activities.

Energy-Efficient Design – Modern insulation, heating, and lighting solutions to enhance comfort and reduce energy costs.

Secure Entry & Parking – Safe and convenient access, with allocated parking and secure entry systems.

Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit www.psbarnsley.co.uk

Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth Barnsley, S72 8UJ



Road Map



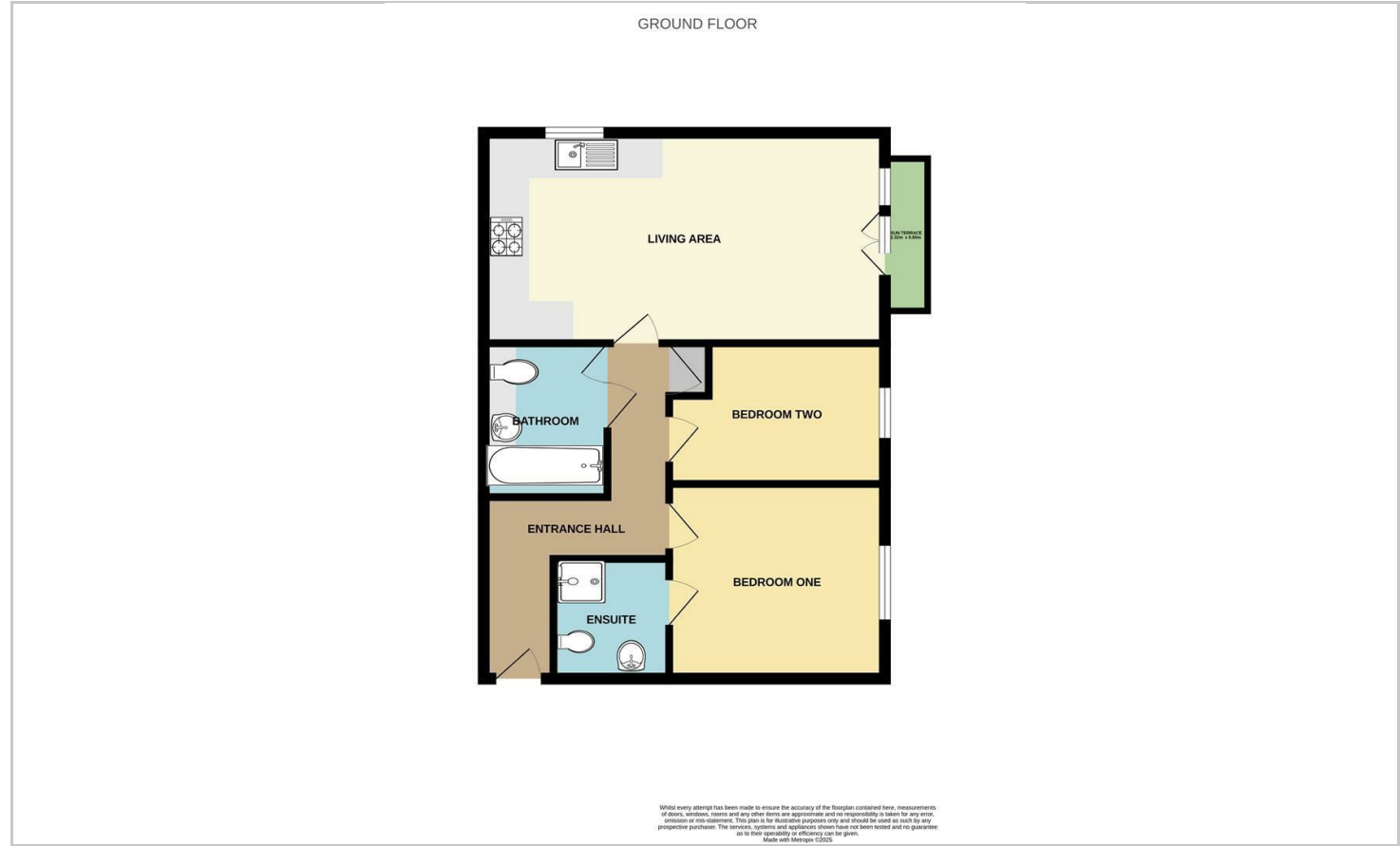
Hybrid Map



Terrain Map



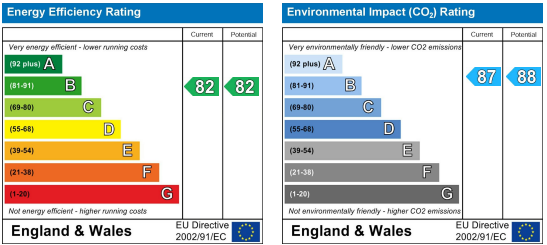
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

