



# 44 Park Hollow

Wombwell, Barnsley, S73 0HN

£210,000



This beautifully presented three-story property offers modern, spacious living, ideal for families or professionals. Situated just minutes from key commuter routes, including the Dearn Valley Parkway, M1, and A1 motorways, and within walking distance to Wombwell Train Station, the location is perfect for those needing easy access to transport links.

The property boasts a thoughtfully designed layout spread across three floors, providing ample living space for relaxation and entertaining. The ground floor features a welcoming living area, complemented by a contemporary kitchen with space for dining. Upstairs, the well-appointed bedrooms offer plenty of space for comfort and privacy.

Outside, the enclosed rear garden is perfect for outdoor living, with a patio area ideal for alfresco dining or relaxing in the sun. Off-road parking to the front adds to the convenience of this wonderful home.

This property is a perfect blend of modern comfort and convenient living—schedule your viewing today!



## GROUND FLOOR

### DINING KITCHEN

This well-proportioned dining kitchen is the heart of the home, offering both functionality and style. It features a comprehensive range of modern wall and base units with ample worktop surfaces, incorporating a sink unit with a mixer tap. The kitchen is fully equipped with integrated appliances, including an oven, hob with extractor fan, fridge freezer, and washing machine, providing everything you need for everyday convenience.

With plenty of space for a dining table and a cozy seating area, it's perfect for family meals and entertaining. A front-facing double glazed window allows natural light to flood the room, while a radiator ensures year-round comfort. The open aspect stairs add a unique charm, connecting the kitchen seamlessly to the rest of the home.

### LOUNGE

The generously sized rear-facing lounge is a perfect space for relaxation and entertainment. French-style doors open directly onto the rear garden, allowing plenty of natural light to fill the room and providing easy access to outdoor living. The room features a radiator for warmth and comfort, as well as a TV aerial point, offering a versatile setup for your home entertainment needs. This inviting space is ideal for unwinding with family or hosting guests.

### DOWNSTAIRS WC

Having a WC, wash hand basin and radiator.

## FIRST FLOOR

### LANDING

### BEDROOM TWO

This well-proportioned double bedroom offers a peaceful retreat, featuring a rear-facing double glazed window that provides plenty of natural light and a pleasant view. The room is equipped with a radiator for added comfort, ensuring a cozy atmosphere year-round. It's the perfect space for rest and relaxation.

### BEDROOM THREE

This well-sized third bedroom benefits from a front-facing double glazed window, allowing for ample natural light to brighten the space. Complete with a radiator for comfort, this versatile room can be used as a bedroom, home office, or guest room, offering plenty of flexibility to suit your needs.

### HOUSE BATHROOM

The stylish family bathroom features a three-piece suite, including a bath, WC, and a wash hand basin. The room is partially tiled, offering a sleek and easy-to-maintain finish. A radiator ensures the space stays warm and comfortable, making it a perfect spot for relaxation.

## SECOND FLOOR

### MASTER BEDROOM

This well-proportioned master bedroom offers both space and style, featuring a double glazed window that allows for plenty of natural light. The room benefits from a dedicated dressing area, adding a touch of luxury and convenience. A radiator ensures comfort throughout the seasons, and there's direct access to the en-suite bathroom, providing privacy and practicality. This master suite is the perfect personal retreat.

### EN-SUITE

The well-sized en-suite bathroom features a double shower cubicle, WC, and wash hand basin, with a Velux-style window that brings in natural light. A radiator ensures warmth and comfort. The current layout offers the potential for the buyer to upgrade to a four-piece suite if desired, providing flexibility for future customisation.

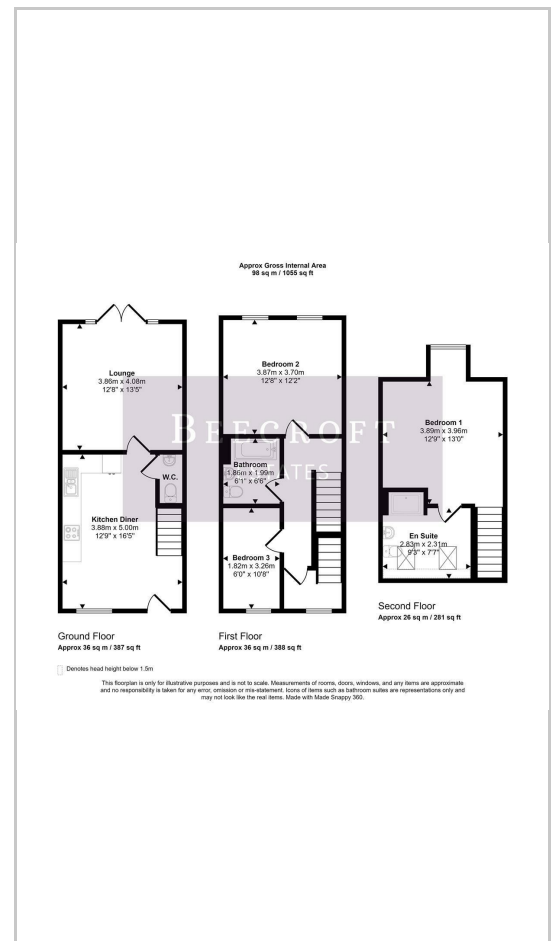
## OUTSIDE

The front of the property offers convenient off-road parking, providing. To the rear, you'll find a well-maintained garden, primarily laid to lawn, perfect for outdoor activities and relaxation. The garden also includes a patio seating area, ideal for alfresco dining or enjoying the outdoors in a peaceful setting.

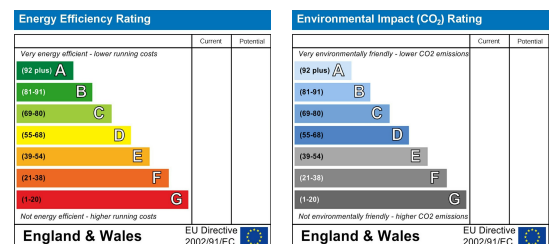
## Area Map



## Floor Plans



## Energy Efficiency Graph



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