



49 Roy Kilner Road

Wombwell, Barnsley, S73 8DY

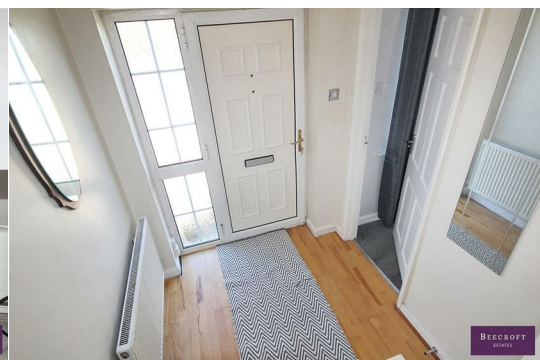
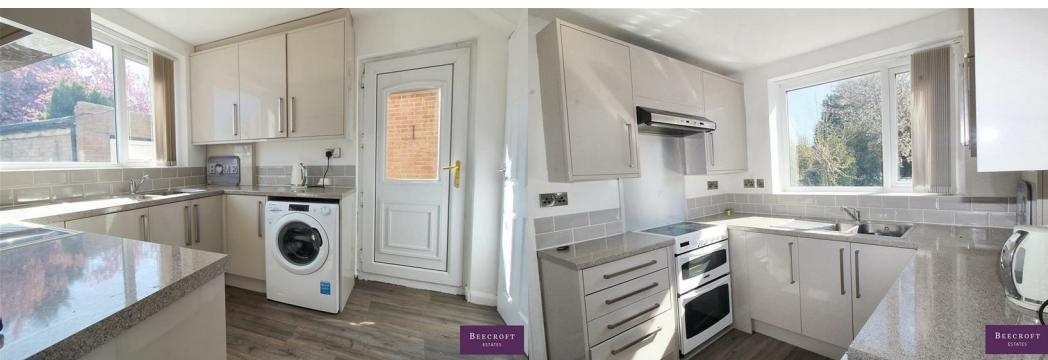
Offers In The Region Of £199,950



This three-bedroom semi-detached home is set in a popular location on Roy Kilner Road, Wombwell. Conveniently placed for local amenities and excellent transport links, the property is ready to move straight into and offers a range of desirable features.

Highlights include a spacious entrance hall, open-plan lounge and dining area, a newly fitted kitchen, three well-proportioned bedrooms, and a bathroom. Outside, the property boasts a larger-than-average rear garden, a driveway providing off-road parking, and a garage.

CALL TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall having stairs which rise to the first floor landing and access to the downstairs wc.

LOUNGE/DINING

An open-plan lounge and dining area featuring a double-glazed window to the front and a double-glazed door with side panel window to the rear, allowing plenty of natural light. The space offers ample room for a dining table and includes a feature fireplace with surround, a radiator, and a TV aerial point.

KITCHEN

Fitted with a range of wall and base units, the kitchen features worktop surfaces incorporating a sink unit with mixer tap. There is space and plumbing for a washing machine, a freestanding oven, a useful storage cupboard, and a rear-facing double-glazed window providing plenty of natural light.

DOWNSTAIRS WC

WC and wash hand basin.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM ONE

A double bedroom featuring a double-glazed window and a radiator.

BEDROOM TWO

A further double bedroom having a rear facing double glazed window and radiator.

BEDROOM THREE

Having a radiator and double glazed window, built in storage.

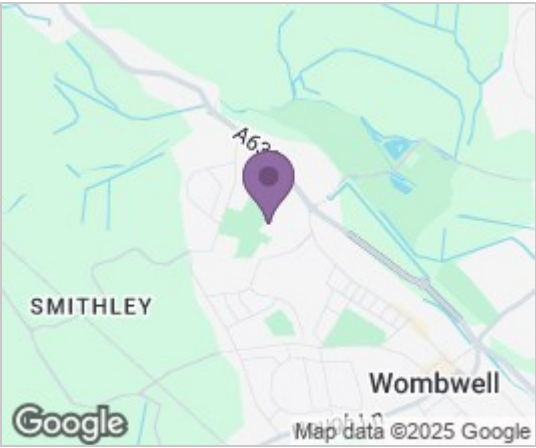
BATHROOM

A three piece suite comprising bath with shower over, wc and wash hand basin. Double glazed window with obscure glazing and radiator.

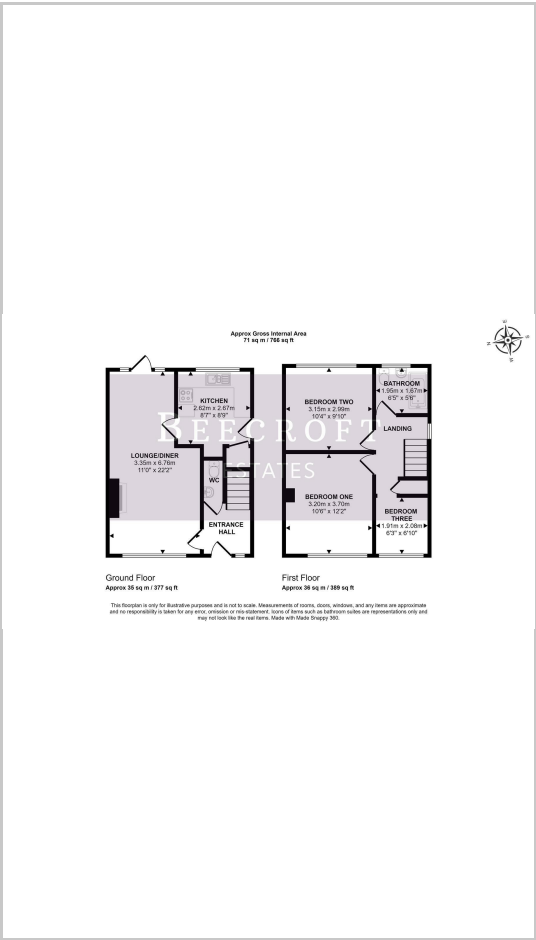
OUTSIDE

A driveway to the side of the property provides off-road parking and leads to the garage. To the front, there is a garden area, while gated access leads to a larger-than-average rear garden, offering plenty of outdoor space.

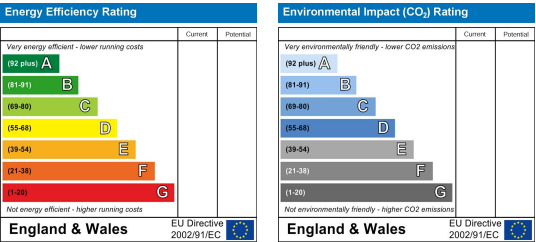
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.