



13 Ryton Avenue

Wombwell, Barnsley, S73 0SD

£240,000



Charming Two-Bedroom Detached Bungalow on a Popular Road – No Upper Vendor Chain

Set on a sought-after road, this well-presented detached bungalow offers spacious accommodation with two double bedrooms, a lengthy driveway, garage, and a well-maintained rear garden.

The property is very well kept throughout and, while it may benefit from some updating, it is fully liveable in its current condition.

Offered with no upper vendor chain, this is a fantastic opportunity for those looking to downsize, retire, or put their own stamp on a lovely home.



GROUND FLOOR

ENTRANCE HALL

Front-facing entrance door leading into a bright entrance hall, featuring fitted storage and a central heating radiator.

LOUNGE

Bright and airy lounge featuring a bay-style double-glazed window and an additional side-facing double-glazed window, allowing plenty of natural light. Includes a central heating radiator, ample space for a dining table, and a feature fireplace with a stone surround.

BREAKFAST KITCHEN

Comprising a range of wall and base units with a worktop surface incorporating a sink unit with mixer taps. Includes an oven with hob and extractor unit, plumbing for a washing machine, and space for a fridge freezer. Rear-facing double-glazed window and central heating radiator complete the space.

BEDROOM ONE

A good-sized bedroom featuring a bay-style double-glazed window, fitted wardrobes, and a central heating radiator.

BEDROOM TWO

A further double bedroom with fitted wardrobes, currently utilised as a sitting room. Features sliding doors leading to the conservatory and a central heating radiator.

CONSERVATORY

Overlooking the rear garden.

BATHROOM

A modern three-piece suite comprising a bath with shower over, WC, and vanity wash hand basin. Finished with a window with obscure glazing and a central heating radiator.

OUTSIDE

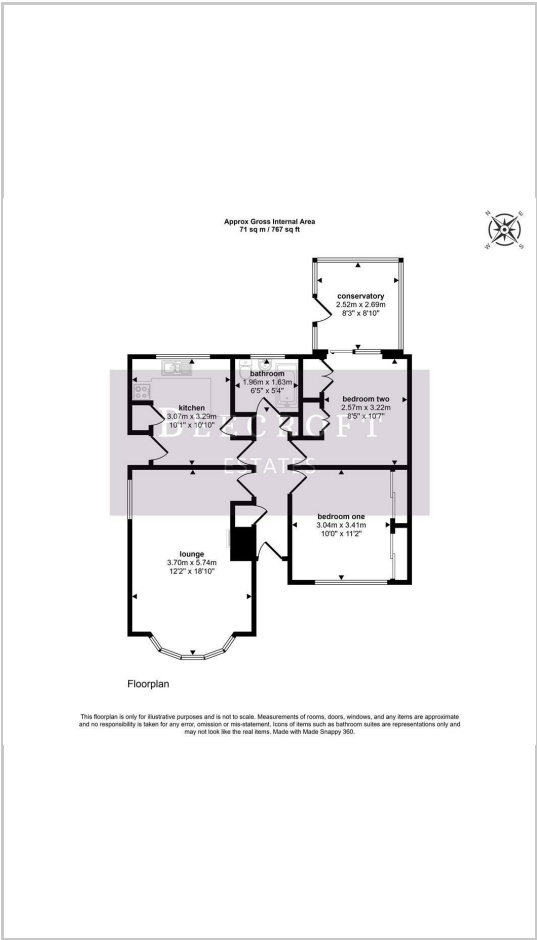
To the outside, the property benefits from a lengthy block-paved driveway with gated access, providing ample off-road parking. The front garden features mature shrubs and well-maintained borders, while the rear garden is mainly laid to lawn, complemented by further mature shrubs and planted borders, offering a pleasant and private outdoor space.

DETACHED GARAGE

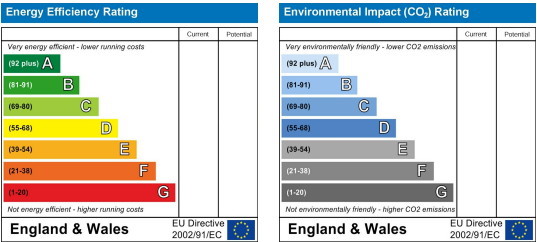
Area Map



Floor Plans



Energy Efficiency Graph



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