



# 119 Hough Lane

Wombwell, Barnsley, S73 0EG

Offers Over £130,000



Welcome to this charming and well-maintained terrace property, ideally located on Hough Lane, Wombwell.

This delightful two-bedroom home presents an excellent opportunity for those seeking a comfortable and modern living space. Benefiting from a highly convenient location, the property is well-suited to both homeowners and investors alike.

Offering more than meets the eye, the home must be viewed to fully appreciate the size and features on offer, including a garage, off-road parking, and a private rear garden.



## GROUND FLOOR

### LOUNGE

A generously sized lounge featuring a bay-style double-glazed window that fills the room with natural light, a central heating radiator, and a charming feature fireplace as the focal point.

### DINING ROOM

A further well-proportioned reception room with a rear-facing double-glazed window, central heating radiator, door giving access to the cellar, and an additional door leading through to the kitchen.

### KITCHEN

Fitted with a range of wall and base units with complementary worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor, with plumbing for a washing machine and space for further appliances. A door provides access to the side porch.

### SIDE PORCH

An ideal space for storage or use as a utility room.

## FIRST FLOOR

### LANDING

Offering plenty of useful storage space.

### BEDROOM ONE

A good-sized bedroom with a front-facing double-glazed window, central heating radiator, and a useful built-in storage cupboard.

### BEDROOM TWO

A further double bedroom with a rear-facing double-glazed window, central heating radiator, and fitted storage.

### BATHROOM

A spacious bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin, and WC. Finished with a central heating radiator and an obscure glazed window.

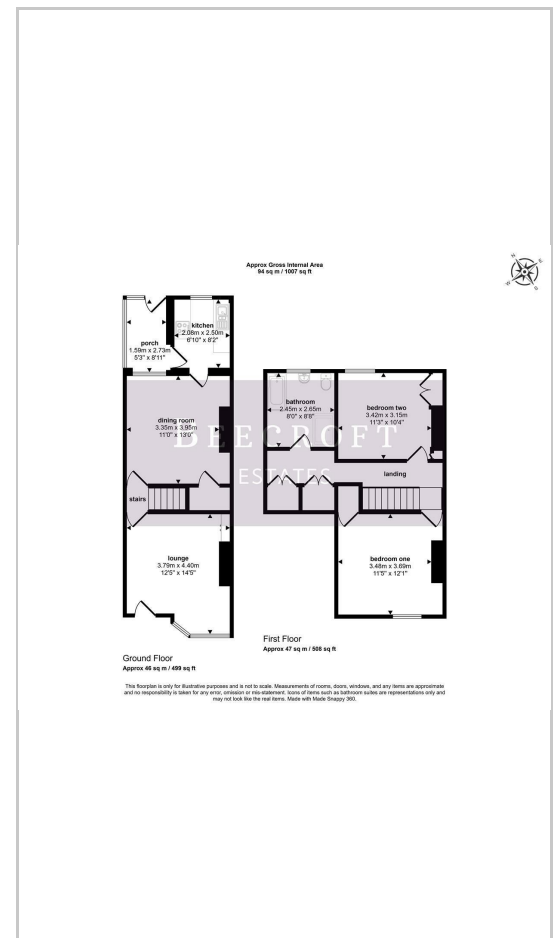
### OUTSIDE

To the front, there is a buffer-style garden with steps leading to the front door. To the rear, there is parking, a garage, and a garden beyond.

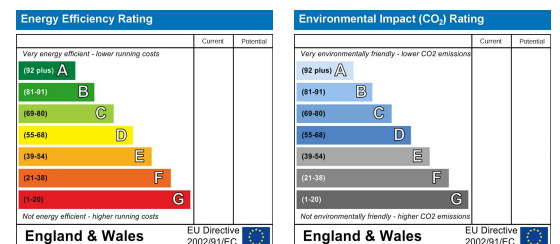
## Area Map



## Floor Plans



## Energy Efficiency Graph



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