

HUNTERS[®]

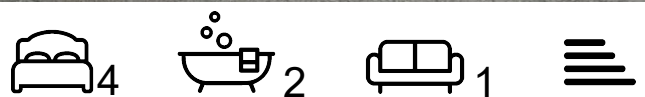
HERE TO GET *you* THERE



Lundhill Grove

Wombwell, Barnsley, S73 0QZ
Guide Price £380,000

GUIDE PRICE £380,000 TO £390,000



DETACHED BRICK BUILT SUMMER HOUSE

Located in the popular location of Wombwell, Barnsley is this spacious property awaiting your arrival. Comprising of a contemporary, Open plan kitchen-Diner. Boasting four double bedrooms, two bathrooms and two reception rooms, ample off road parking, , countryside views, close proximity to amenities, the M1 and much much more. The property is well deserving of an internal inspection.

The accommodation on offer briefly comprises; entrance hallway welcoming you into the property, lounge, Open plan Kitchen/dining room, utility room, Office/Study, WC, and ground floor bedroom. To the first floor are a further three double bedrooms, family bathroom and En-suite leading from the master bedroom. To the front of the property is ample off road parking, to the rear elevation is a splendid, low maintenance garden area with a summerhouse for those entertaining.

Call Hunters Barnsley on 01226 447155 TODAY to arrange your highly advised viewing.



ENTRANCE HALL "x" ("x")

KITCHEN/DINER 28'0" x 20'3" (8.55m x 6.19m)

- Integral appliances
- Large kitchen/ Dining room
- Parquet flooring

UTILITY ROOM 9'10" x 7'1" (3.02m x 2.16m)

LOUNGE 17'9" x 11'5" (5.43m x 3.49m)

- Bifold doors
- Large room
- Fireplace

DINING ROOM 13'6" x 11'7" (4.12m x 3.54m)

DOWNSTAIRS WC 7'5" x 5'3" (2.28m x 1.61m)

BEDROOM FOUR 10'4" x 21'10" (3.17m x 6.66m)

OFFICE/STUDY 10'10" x 7'5" (3.31m x 2.27m)

LANDING "x" ("x")

BEDROOM ONE 15'2" x 10'3" (4.64m x 3.14m)

Walk in wardrobe

EN-SUITE 10'2" x 6'11" (3.1m x 2.13m)

FAMILY BATHROOM 16'2" x 6'3" (4.94m x 1.92m)

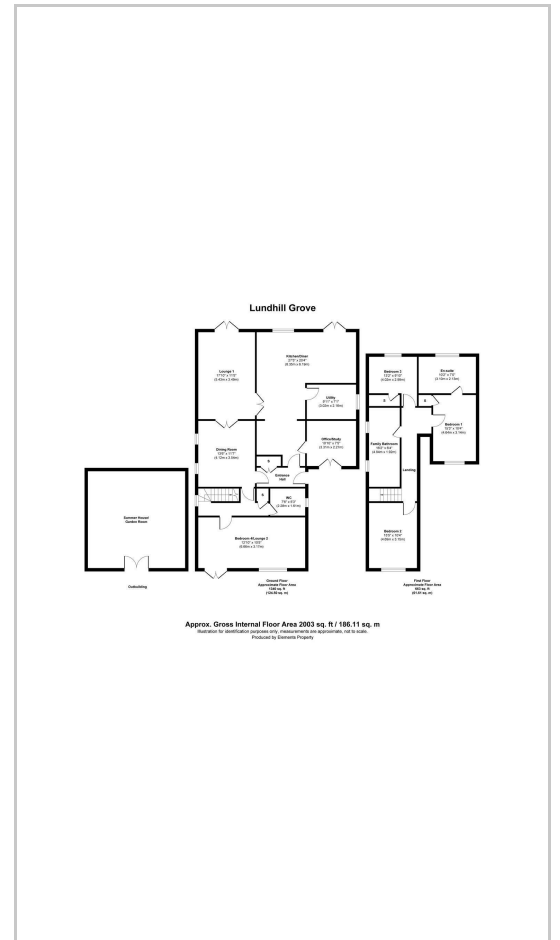
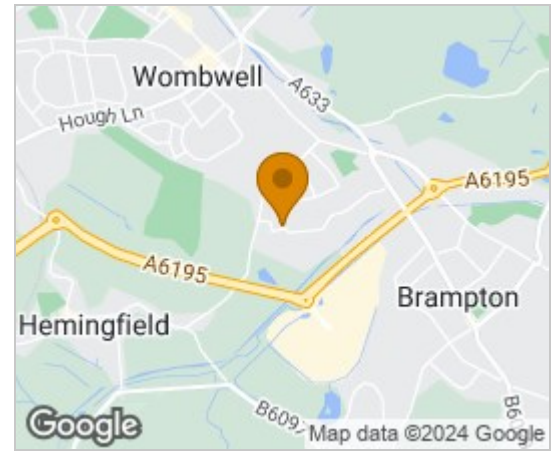
BEDROOM TWO 15'4" x 10'4" (4.69m x 3.15m)

- Fitted wardrobes

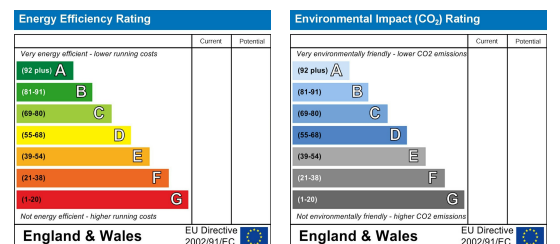
BEDROOM THREE 13'2" x 9'9" (4.02m x 2.99m)

Walk in wardrobe

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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