



STONYFORD ROAD

HUNTERS[®]

HERE TO GET *you* THERE



Stonyford Road, Wombwell, Barnsley

Offers In Excess Of £95,000



Welcome to this charming mid-terrace house located on Stonyford Road in the delightful area of Wombwell, Barnsley. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The house features a well-maintained bathroom, ensuring convenience for all residents. Additionally, the two outbuildings provide extra storage space or could be transformed into a workshop or hobby area to suit your needs.

Benefiting from PVCU windows and gas central heating, this home offers comfort and energy efficiency all year round. The off-street parking adds a touch of convenience for those with vehicles, making coming home a breeze.

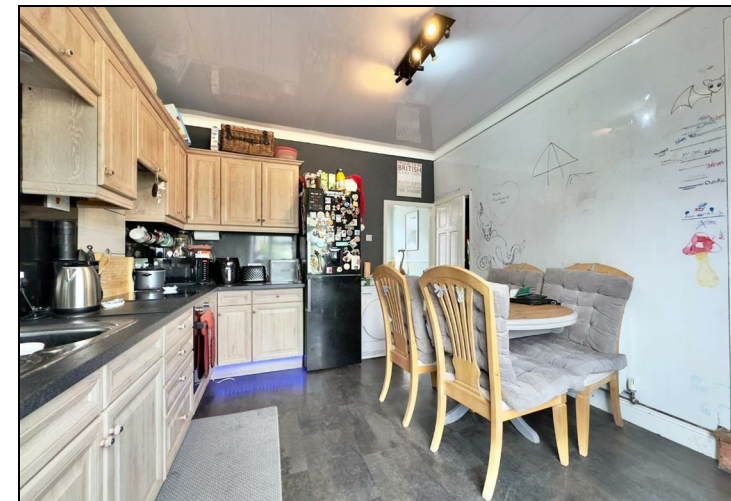
What sets this property apart is the fact that it comes with no vendor chain, streamlining the buying process for potential homeowners. Whether you're looking to settle down or invest in a property, this house on Stonyford Road presents a fantastic opportunity to create a warm and welcoming home in a lovely neighbourhood.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
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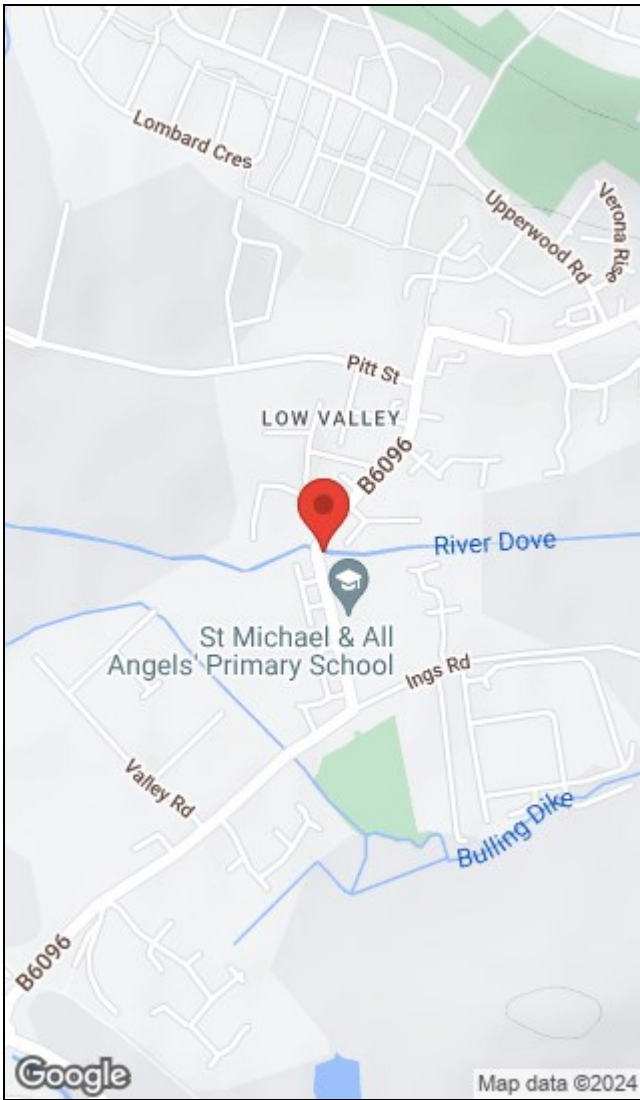
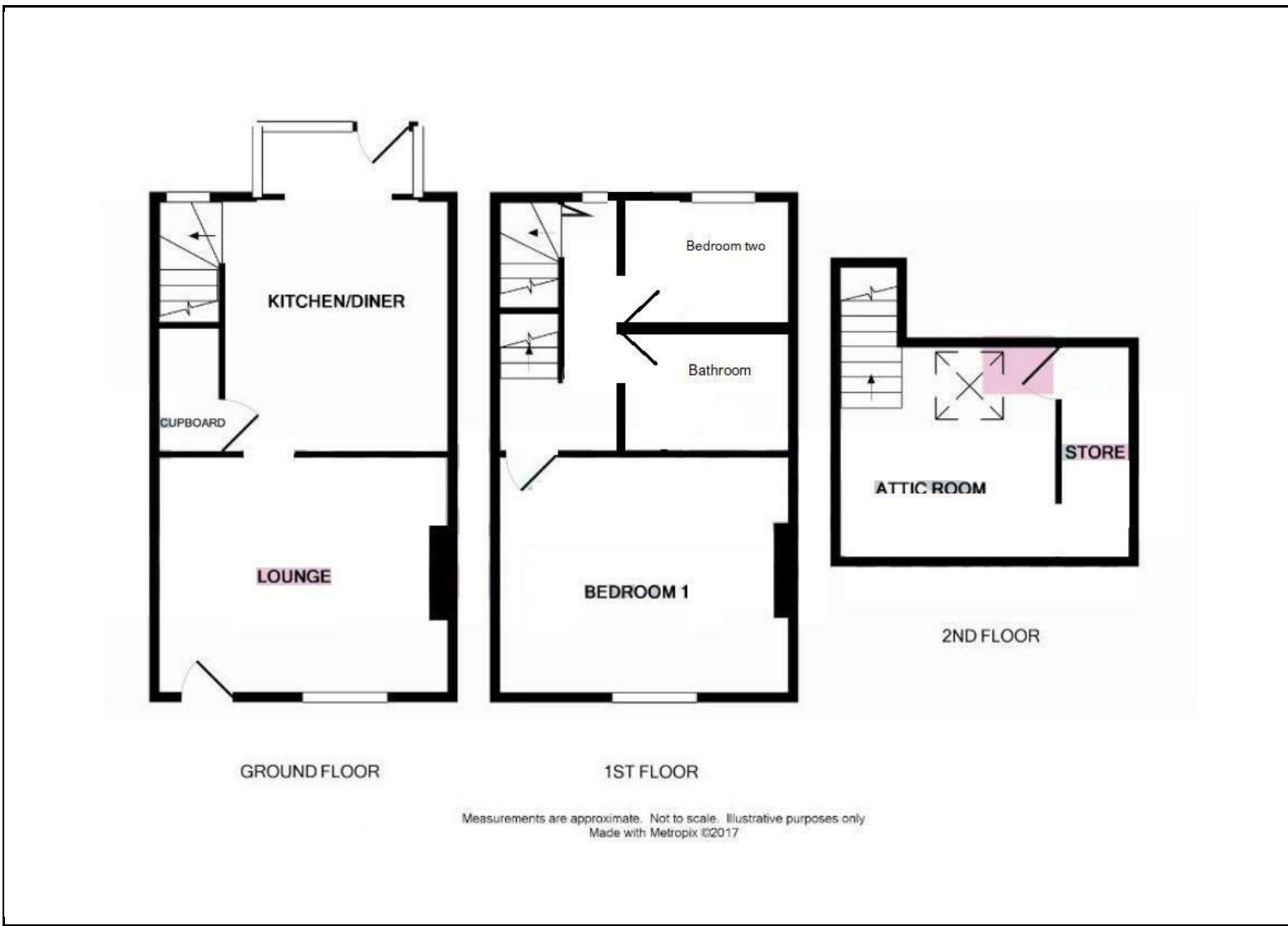


KEY FEATURES

- THREE BEDROOMS
- TWO BRICK BUILT OUTBUILDINGS
- KITCHEN/ DINING ROOM
- NO VENDOR CHAIN
- IDEAL INVESTMENT OR FIRST HOME
- GAS CENTRAL HEATING







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		75	
	60		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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