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# Wombwell Lane, Wombwell, Barnsley

## Offers Over £240,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Welcome to this charming detached bungalow located on Wombwell Lane in the delightful area of Wombwell, Barnsley. This property boasts a spacious living room, three cosy bedrooms, a Kitchen and a well-appointed bathroom, making it an ideal home to purchase.

One of the standout features of this property is its private enclosed rear garden, perfect for enjoying some outdoor relaxation or entertaining guests in a tranquil setting. The absence of an onward chain adds to the appeal, providing a smooth and hassle-free transition for potential buyers.

Situated in a convenient location, this bungalow is within easy reach of supermarkets, the bustling high street, and main bus routes covering Rotherham , Wombwell & Barnsley, offering residents easy access to amenities and transportation links.

Don't miss out on the opportunity to own this lovely detached bungalow in a sought-after location. Book a viewing today and envision the potential this property holds for you and your loved ones.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com







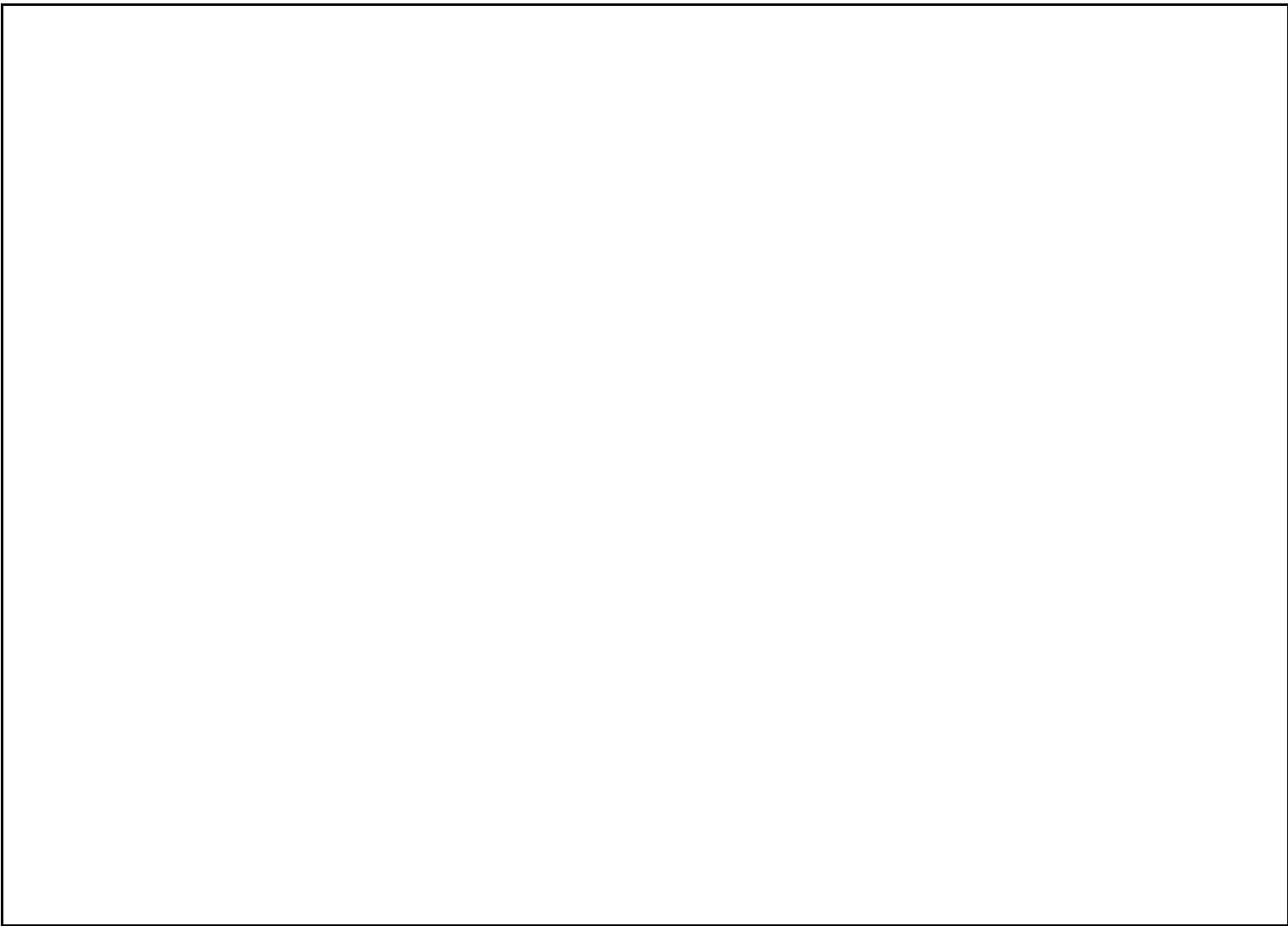
## KEY FEATURES

- Detached Bungalow
- Secured Gated Driveway
- Two / Three Bedrooms
- Private Enclosed Rear Garden
- Development Potential
  - No Vendor Chain
- Main Bus Route Between Rotherham, Wombwell & Barnsley
  - Village Pub
- .7 Miles to Tesco's Supermarket (stairfoot)









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

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