



HUNTERS®

HERE TO GET *you* THERE

92 Highgate, Wombwell, Barnsley, S73 0FH

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Offers In The Region Of £285,000

Highgate, Wombwell, Barnsley, this modern three-storey detached family home offers a perfect blend of contemporary living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house features a well-appointed reception room, providing a welcoming atmosphere for both relaxation and entertaining.

The property boasts two modern bathrooms, ensuring convenience for busy family life. The stone-built exterior adds a touch of elegance, while the interior is designed to meet the needs of modern living. An outbuilding with electric provides additional versatility, whether for use as a home office, workshop, or extra storage.

The private garden is a delightful retreat, perfect for outdoor gatherings or quiet moments in nature. Off-street parking is available, offering ease and security for your vehicles. Furthermore, the location is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This exceptional family home in Highgate is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this beautiful house your new home.

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Ground Floor

Floor area 52.0 sq. m. (560 sq. ft.) approx



First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



Second Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx

Total floor area 117.0 sq. m. (1,259 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

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

Entrance hall

Kitchen

10'9" x 8'6"

Lounge/ dining room

13'1" x 12'9"

Conservatory

13'1" x 12'9"

Landing

Family bathroom

Bedroom two

9'6" x 8'10"

Bedroom three

11'9" x 8'10"

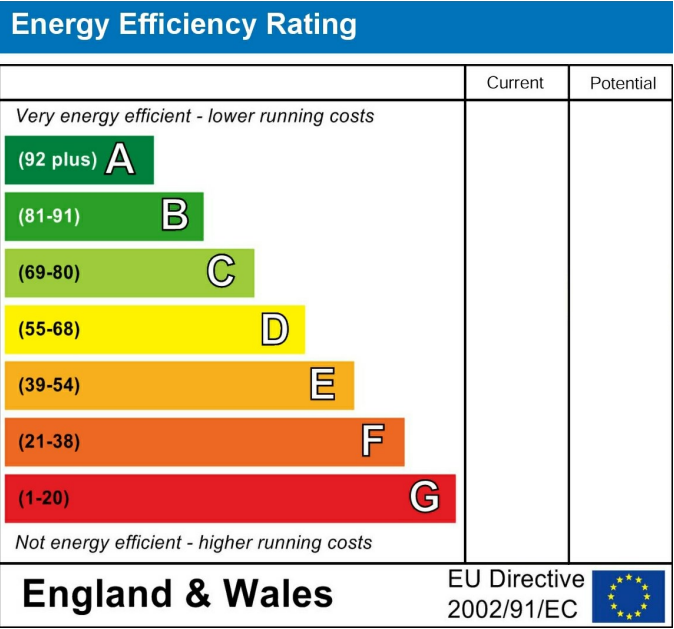
Bedroom three

8'6" x 6'10"

Master bedroom

14'1" x 12'9"

En suite



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. 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.







