



Bellscroft, Wombwell, Barnsley, S73 0UZ

- Beautifully presented four bedroom end town house
- Newley reappointed bathrooms
- Double driveway and converted garage
- Bespoke shutters throughout
- Open plan kitchen, dining and reception room
- Wombwell Train station and M1 Links
- Well-kept rear garden

Asking Price £275,000

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Set within a highly desirable residential location, this exceptional four double bedroom end-townhouse offers beautifully appointed, contemporary living perfectly suited to discerning families and professionals.

Ideally positioned with Wombwell train station just moments away and the M1 motorway reachable within five minutes, the property provides outstanding commuter convenience without compromising on lifestyle.

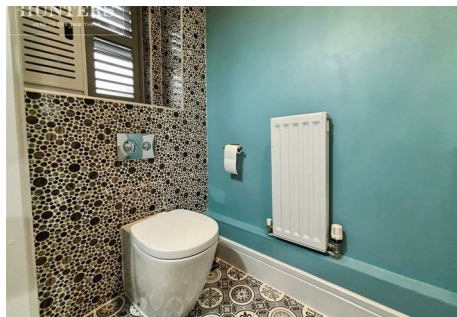
The heart of the home is an impressive open-plan kitchen, dining and reception space, thoughtfully designed for modern living and entertaining. Bespoke shutters dress every window, adding a refined finish and enhancing privacy throughout. The bathrooms have been recently restored to a high standard, reflecting both quality and attention to detail.

A truly standout feature is the professionally converted, sound-proofed garage, offering a versatile additional space ideal as a private bar, games lounge, home gym or studio.

All four bedrooms are generous doubles, providing flexibility for growing families or home working. Further benefits include a part-boarded loft with ladder access, ideal for discreet storage.

Externally, the property is complemented by a double driveway and a private, landscaped rear garden, featuring a stylish patio area and premium astroturf, creating an elegant yet low-maintenance outdoor space.

A superb home offering space, style and an enviable location—early viewing is highly recommended.



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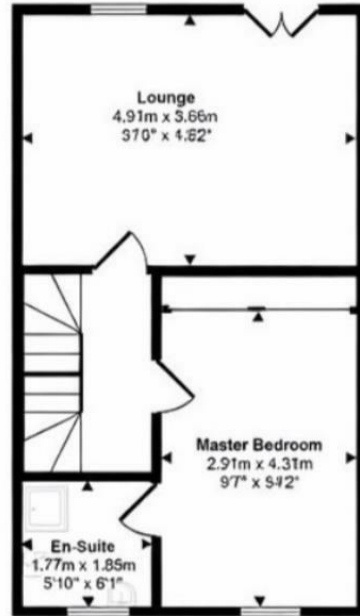


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|----------------|---------------------------|-----------------|
| Hallway | Landing | Bedroom 2 |
| Garage | Reception Room | Family bathroom |
| W/C | Master Bedroom & En Suite | Bedroom 3 |
| Dining kitchen | Landing | Bedroom 4 |

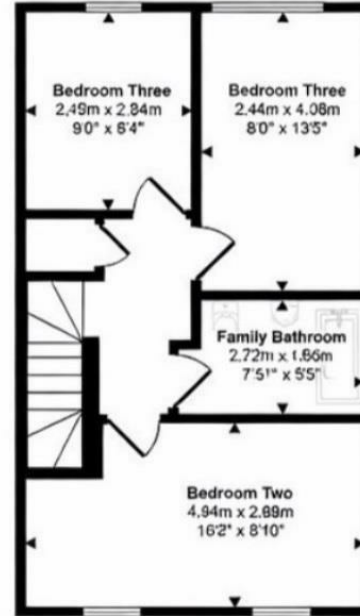
Approx Gross Internal Area
134 sq m / 1461 sq ft



Ground Floor
Approx: 45 sq m / 482 3 sq ft



First Floor
Approx: 46 sq m / 495 sq ft



Second Floor
Approx: 44 sq m / 484 sq ft

Viewings

Please contact barnsley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.