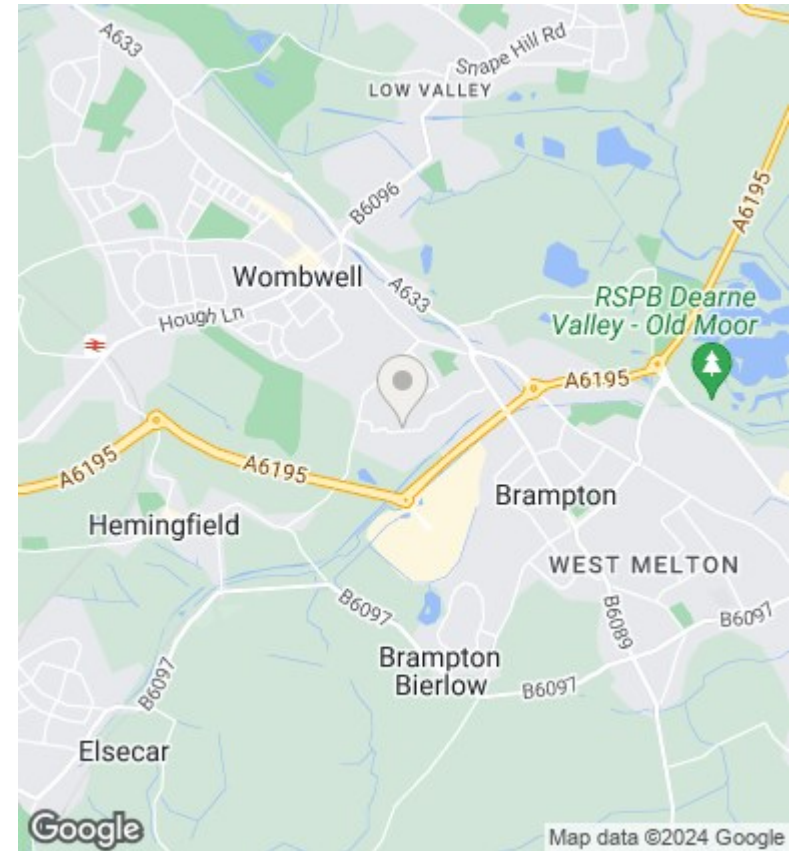
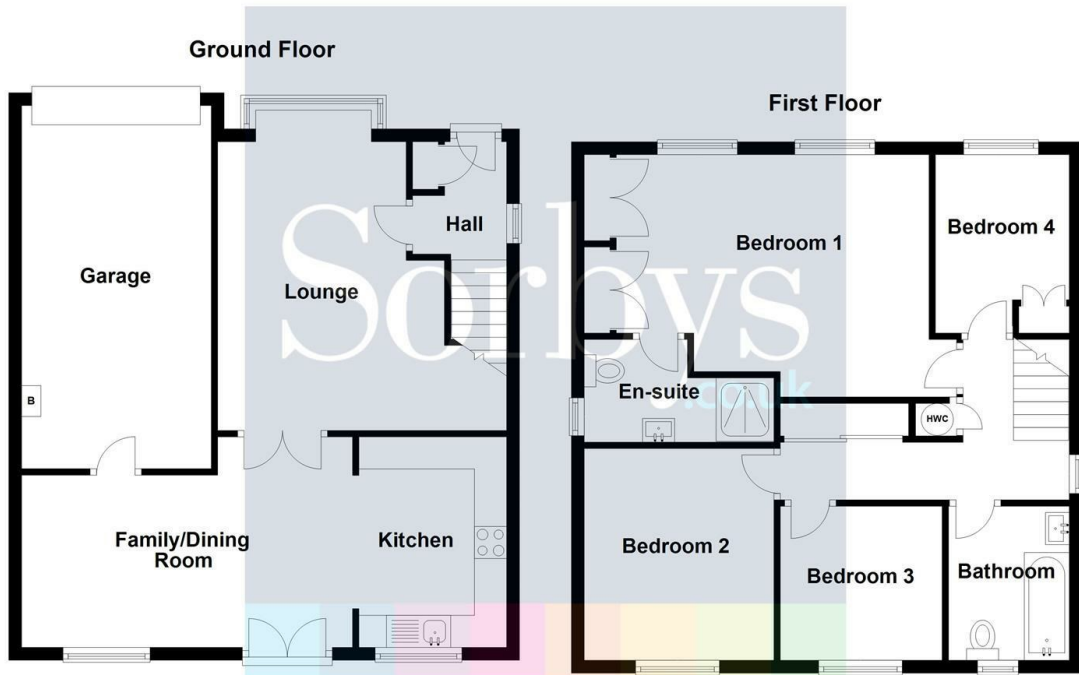




## 96 Dove Road, Wombwell, Barnsley, S73 0TE

£295,000

- EXTENDED FOUR BEDROOM DETACHED
- OPEN PLAN KITCHEN & DINING SPACE
- EN-SUITE MASTER BEDROOM
- LOW MAINTENANCE GARDENS
- RESIN DRIVEWAY & INTEGRAL GARAGE
- UPDATED FITMENTS
- VIEWING ESSENTIAL!



**Directions**

**Viewings**

Viewings by arrangement only. Call 01226 799000 to make an appointment.

**Council Tax Band**

C

**EPC Rating:**

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	