



62 Town Lands Close, Wombwell, Barnsley, Yorkshire, S73 0BQ

**Offers In The Region Of £220,000**

This is an amazing family property with lots of space throughout.

We are delighted to offer for sale this detached property having four double bedrooms, lots of parking and a private rear garden. The area is ideal for local schools and is surrounded by rural walks as well as being a short drive from Barnsley and lots of other shopping options.

The property briefly comprises of the entrance hall, garage, large lounge / dining room, breakfast kitchen, utility area, W.C, four double bedrooms, master bed en suite and family bathroom. The front offers ample parking and there is a lovely private garden to the rear.

The area is great for local schools with four "Good" Ofsted rated schools within 1 mile for the property. There are several supermarkets close by as well as the Barnsley Retail Park. The A1 and M1 motorways are within easy reach as is the Dearne Valley parkway.

Do not delay, book your viewing today.

## Hallway

The front entrance hall has access for the stairs and lounge.

## Lounge / Dining Room



A great open plan living / dining room with patio doors to the rear and an under stairs storage cupboard. There is a fireplace to the wall of the lounge area which has a lovely cream inset, mantle and surround. The sockets to the ground floor are all Wifi and currently controlled by an Amazon Alexa.

## Breakfast Kitchen



Another large space with a good range of oak effect wall and base units and a dark work surface over. There is plenty of room for a table and chairs and the utility is separate leaving more storage space in the kitchen. The oven, hob and extractor are all integrated. There is access for the garage here.

## Utility Area



A worksurface provides a useable area with plumbing for the washing machine and dryer. A rear door leads out onto the garden and there is a window to the side elevation.

## WC



This downstairs WC has a toilet and sink and is done in light colours.

## Master Bedroom



All four bedrooms are double in size and are all very spacious. This master bedroom has a lovely set of fitted wardrobes with cream and mirrored doors. There is also an en suite bathroom.

## En suite



With a toilet, sink and cubicle shower.

## Bedroom Two



Having a built in storage cupboard, this too is a large bedroom with the window overlooking the rear garden.

## Bedroom Three



This room has light and neutral decor and with fitted wardrobes.

## Bedroom Four



A front facing double bedroom with fitted wardrobes.

## Bathroom



The family bathroom has a vanity unit with wash basin over providing storage. There is also a toilet and a bath with a glass screen and shower over.

## Outside



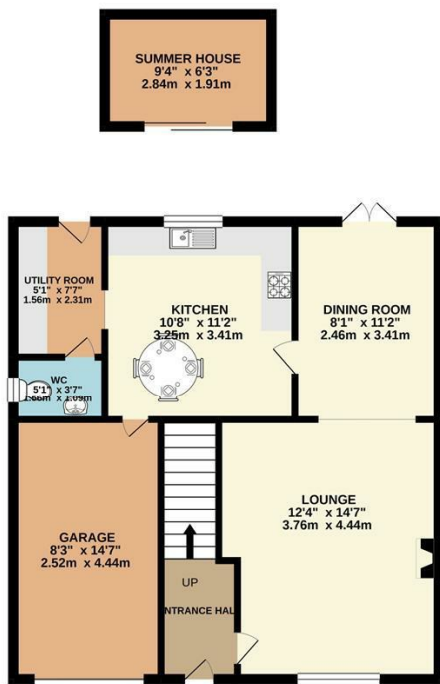
To the front of the property is a triple driveway with a small border.

To the rear is a good sized garden which has paving and artificial lawn for easy maintenance. There is a summer house with lighting and electric and a sliding glass door beside a patio area with pagoda. An area has been partitioned to provide privacy for a hot tub just in front of the patio doors. The garden is not overlooked from the rear and there are lots of plants / shrubs to provide privacy to each side.

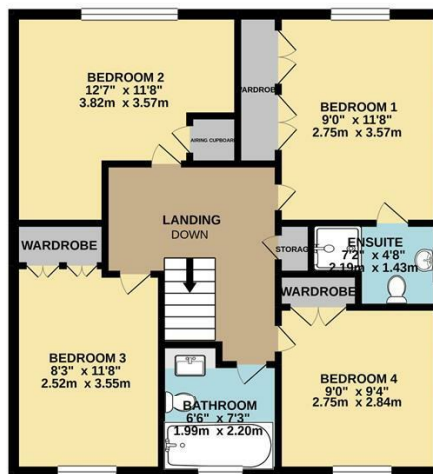
The garage has an electric door and can be accessed from inside the property.

# Floor Plan

GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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