



20 Hadfield Street, Wombwell, Barnsley, Yorkshire, S73 0JR

**Offers In The Region Of £160,000**

MERRYWEATHER offer to the market this well presented three bedroom family size home located in this much admired location, close to Wombwell Centre yet on a pleasant residential street. The property has undergone a renovation in recent years to provide ready to move into, contemporary accommodation. The property briefly comprises of Lounge, kitchen diner, family bathroom, three bedrooms and large rear garden.

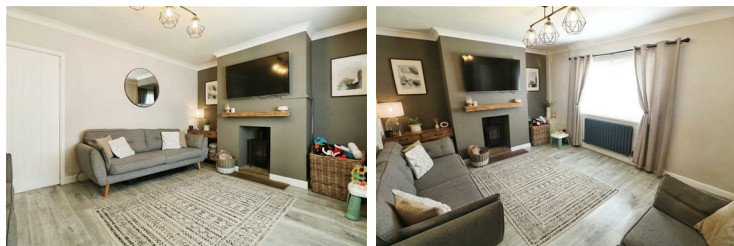
This fantastic home must be viewed for the many benefits of the property to be fully appreciated.  
Call MERRYWEATHERS today to arrange your viewing on 01226 730850



### Entrance

With a front facing UPVC door, central heating radiator and stairs raising to the first floor accommodation.

### Lounge 13'10" x 11'10" (4.23 x 3.63)



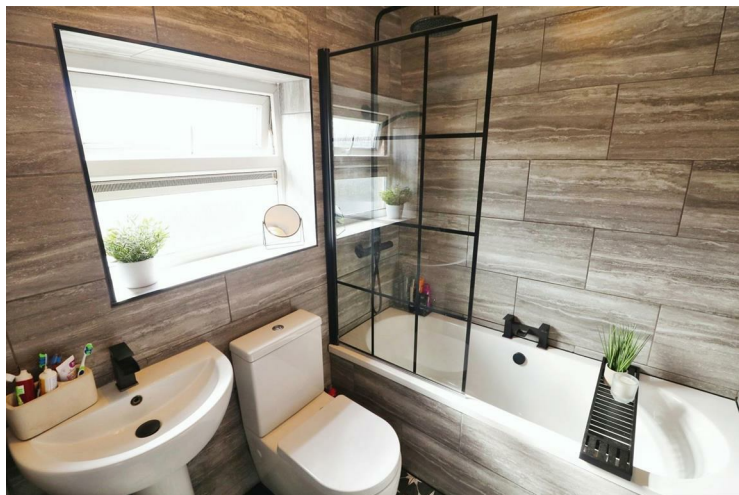
With a front facing UPVC double glazed window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

### Kitchen 8'11" x 18'2" (2.72 x 5.56)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a sink and drainer unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine. The kitchen benefits from an Integrated fridge freezer, central heating radiator and space for a dining table and chairs.

### Bathroom 5'5" x 8'9" (1.67 x 2.68)



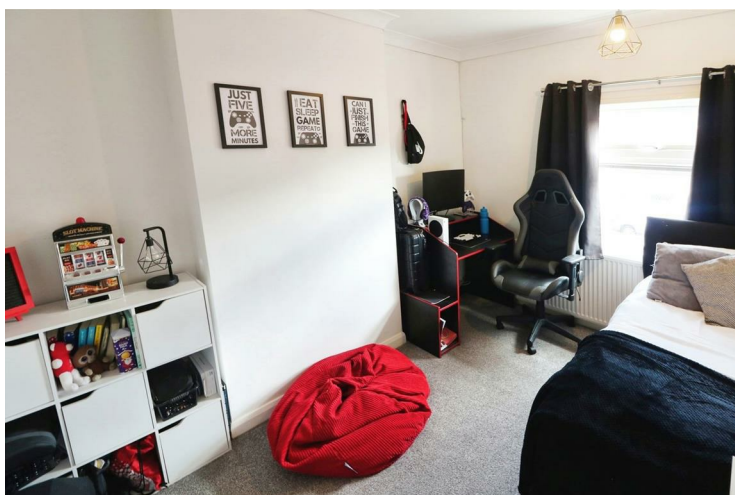
With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Master Bedroom 10'4" x 8'9" (3.15 x 2.68)



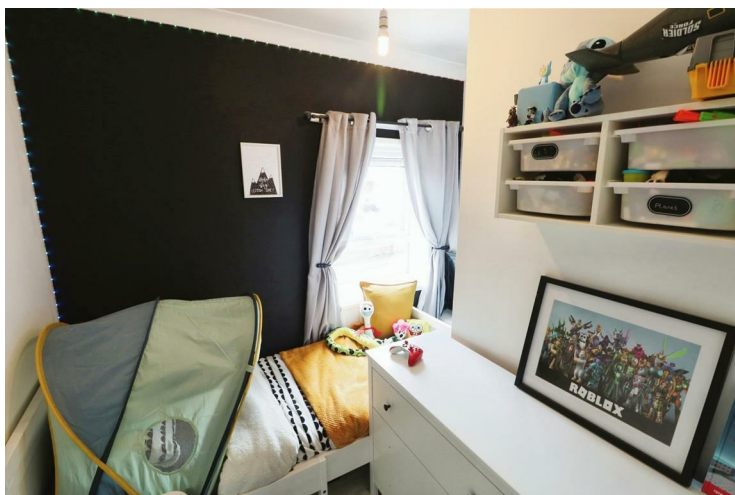
With a rear facing UPVC double glazed window, central heating radiator, decorative coving to the ceiling and a range of mirror fronted fitted wardrobes.

### Second Bedroom 11'11" x 8'5" (3.65 x 2.59)



With a front facing UPVC double glazed window, decorative coving to the ceiling and central heating radiator.

### Third Bedroom 5'9" x 8'8" (1.76 x 2.66)



With a front facing UPVC window, decorative coving to the ceiling and central heating radiator.

## Out Building



Currently used as a beauty room with full electrics, front facing UPVC patio doors and additional UPVC side entrance door.

## Front Elevation



To the front of the property is a laid to lawn garden with gravelled drive way providing off road parking.

## Rear Elevation



To the rear of the property is a laid to lawn garden with patio area, the garden is surrounded by a concrete and timber fence.

## Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Terrace

Construction type: Standard

Heating Type: Gas central heating

Water Supply: Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

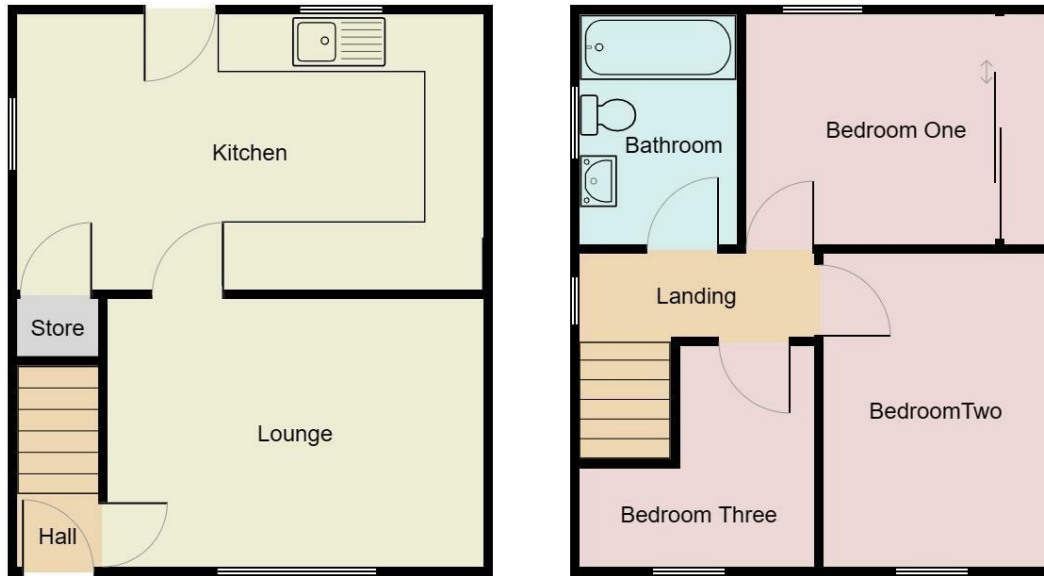
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.



# Floor Plan



# Area Map



# Energy Efficiency Graph

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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

**www.merryweathers.co.uk**

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