



30 Bramham Croft, Wombwell, Barnsley, S73 8BE

Offers In The Region Of £240,000

MERRYWEATHERS are pleased to offer to the market this splendid detached property, located in a quiet cul-de-sac, featuring a spacious layout with two reception rooms, three bedrooms including a master with en-suite, a well-equipped kitchen with utility room, and is ideal for families or couples seeking comfort, privacy, and convenience near schools.

Call MERRYWEATHERS to arrange your viewing today on 01226 730850.

Property Introduction

Introducing this splendid detached property, currently listed for sale. The property is in good condition, promising a hassle-free move for the new owners. Located in a quiet cul-de-sac, the home is perfect for those seeking tranquillity and safety, while also providing easy access to nearby schools.

The property boasts two generous reception rooms, providing ample space for relaxation and entertainment. The kitchen is a notable highlight, complete with a utility room for added convenience. The property also benefits from having a total of three bedrooms. The master bedroom is of a good size and features an en-suite bathroom and built-in wardrobes, providing ample storage space. The second bedroom is also a double, with the third bedroom being a single, equipped with built-in wardrobes.

With a council tax band of C, the property is ideal for both families and couples alike. As a detached property, it offers a degree of privacy and independence that is highly sought after.

In summary, this property offers a wonderful blend of comfort, practicality, and location. Its good condition and generous layout make it a great choice for those looking for a home that can cater to a variety of needs and lifestyles. Don't miss out on this opportunity to own a charming property in a desirable location.

Entrance Hall



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

Down stairs WC 4'9" x 2'9" (1.46 x 0.84)



With a two piece suite comprising of a low flush WC, hand wash basin and central heating radiator.

Lounge 12'4" x 14'4" (3.76 x 4.38)



With a front facing UPVC window, central heating radiator and the focal point of the room being the decorative fireplace with fire inset.

Dining Room 11'3" x 8'0" (3.45 x 2.46)



With rear facing UPVC French doors to the garden and central heating radiator.

Kitchen 16'4" x 13'1" reducing to 5'7" (4.99 x 3.99 reducing to 1.71)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units, With central heating radiator and useful under stairs storage cupboard.

Utility Room 5'3" x 6'7" (1.61 x 2.01)

With a side facing UPVC entrance door, wall mounted central heating boiler and plumbing for a automatic washing machine.

Reception Room 7'11" x 17'8" (2.43 x 5.39)



Previously being the garage the room has been converted to provide an additional space which could be used for multiple purposes for example home office, fourth bedroom or play room. The room benefits from a front facing UPVC window and central heating radiator.

Conservatory 12'11" x 10'2" (3.96 x 3.12)



Built upon a brick base with UPVC glazing to include a side facing entrance door and enjoying views over the rear garden.

Landing



With built in storage cupboard.

Bedroom One 12'0" x 8'4" (3.68 x 2.55)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

En Suite 4'5" x 6'8" (1.37 x 2.05)



with a three piece suite comprising of a walk in shower, low flush WC and pedestal hand wash basin.

Bedroom Two 9'0" x 9'1" (2.75 x 2.78)

With a front Facing UPVC window and central heating radiator.

Bedroom Three 8'6" x 5'2" (2.61 x 1.58)



With a rear facing UPVC window, central heating radiator and fitted wardrobes.

Bathroom 6'2" x 7'10" (1.89 x 2.41)



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

Front Elevation



To the front of the property is a laid to lawn garden with driveway providing off road parking for one vehicle.

Rear Elevation



To the rear of the property is a good sized low maintenance paved garden ideal for entertaining on those warmer days.

Material Information

Council Tax Band: C

Tenure: Leasehold

Property Type: Detached

Construction type Brick built

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: drive way

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 convincing solicitor.

Floor Plan



Ground Floor



First Floor

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			
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	

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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