



285 Hough Lane, Wombwell, Barnsley, S73 0LP

**Offers In The Region Of £130,000**

MERRYWEATHERS are pleased to present to the market this modern three bedroom mid terraced property located in Wombwell, South Yorkshire. Briefly comprising a lounge, dining kitchen, cellar, three bedrooms and house bathroom. The property benefits from UPVC double glazing, gas central heating and off road parking. This property is ideal for a first time buyer or an investor who is looking to expand there property portfolio.

Call MERRYWEATHERS today to arrange a viewing on 01226 730850.

### Entrance Porch

With a front facing UPVC door and motion lighting.

### Lounge 12'10" x 12'8" (3.93 x 3.88)



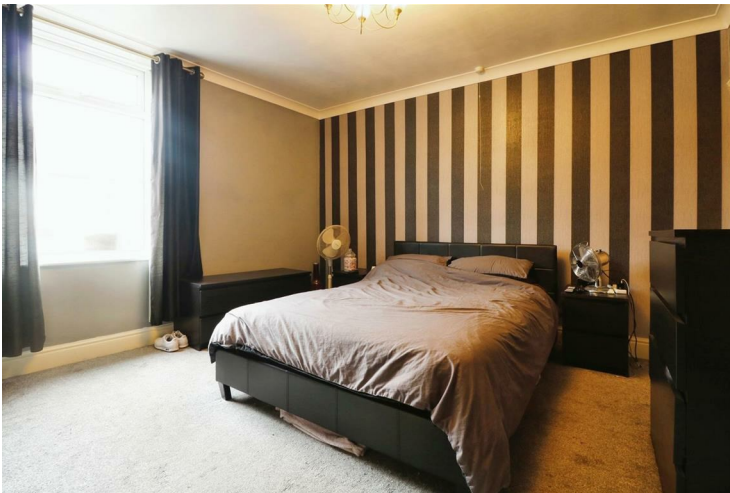
With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

### Kitchen 12'11" x 12'9" (3.95 x 3.90)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink 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, With central heating radiator and access to the cellar.

### Bedroom One 12'10" x 12'10" (3.92 x 3.93)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and handy built in storage cupboard.

### Bedroom Three 5'2" x 9'10" (1.59 x 3.01)



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

### Bedroom Two 11'9" 15'0" (3.59 4.58)



Located in the attic with a rear facing Velux window and central heating radiator.

### Bathroom 5'2" x 9'10" (1.59 x 3.01)



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

## Front Elevation



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

To the front of the property is a small garden area.

## Rear Elevation



To the rear of the property is a split level garden consisting of patio and decking area and further space providing off road parking accessed further down the street.

## Material Information

Council Tax Band: A

Tenure Freehold

Property Type Mid Terrace

Construction type Stone

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: Off Street (to the rear)

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>

# 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			
England & Wales		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			
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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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