



305 Hough Lane

Wombwell, Barnsley, S73 0LR

Offers Over £120,000



This spacious three-bedroom terraced home is stone-fronted and offers excellent potential throughout. The property benefits from a rear garden with potential for off-road parking via gated access, along with a small front yard area.

Internally, the home offers three bedrooms and a conservatory to the rear, currently utilised as a playroom/utility space, adding further versatility to the accommodation.

Ideally located close to the train station and major network links, the property is well suited to commuters, first-time buyers, or small families.

With over 870 years left on the lease, with no payments due to an absent landlord. This property is offered to the market with no upper vendor chain, this is an excellent opportunity not to be missed.



LOUNGE

Relax in this welcoming front-aspect lounge, finished in a modern and stylish design.

DINING KITCHEN

A spacious rear-aspect dining kitchen, fitted with a generous range of wall and base units complemented by wood-effect worktops. It features a one-bowl porcelain sink with mixer tap, cooker, and plumbing for a washing machine, along with ample space for a dining suite of your choice. A rear door provides access to the porch/utility area.

REAR PORCH/UTILITY

Rear porch/utility area offering a highly versatile additional space, ideal for storage and housing a tumble dryer. Provides convenient access to the garden.

BEDROOM ONE

Spacious attic bedroom featuring a Velux window, providing natural light. There is space to install your own storage solutions if required, along with useful eaves storage.

BEDROOM TWO

Front-aspect bedroom, a well-proportioned double room with ample space for either freestanding or fitted furniture.

BEDROOM THREE

The third and final rear-aspect bedroom is a well-proportioned single, offering space to install your own storage solutions if required.

BATHROOM

Fully tiled bathroom, boasting a bath and a tiled shower cubicle with thermostatic shower. The suite is completed by a low-flush WC and a pedestal wash hand basin. A rear aspect window provides natural light and ventilation.

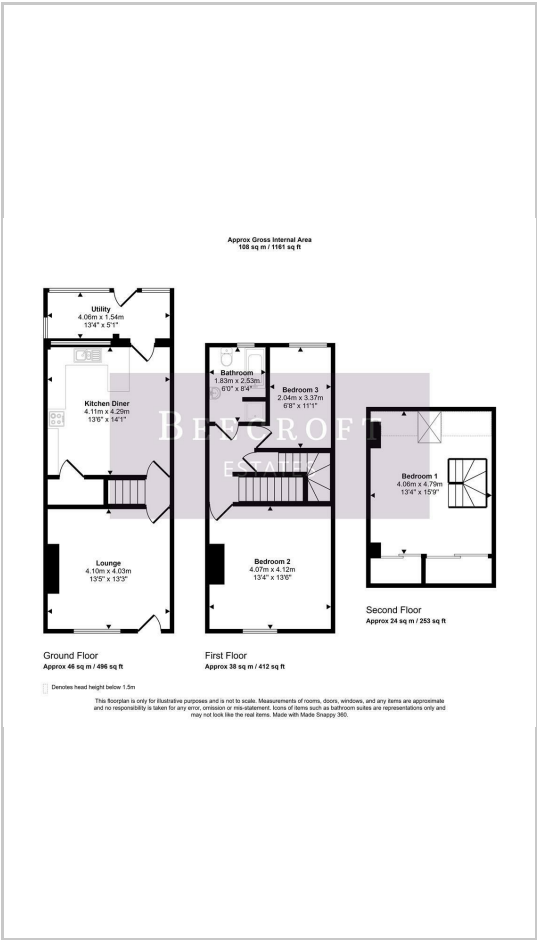
EXTERIOR

Enclosed rear garden, designed for low maintenance and featuring a decked area, a paved section, and an area laid with artificial grass, ideal for relaxing and outdoor entertaining.

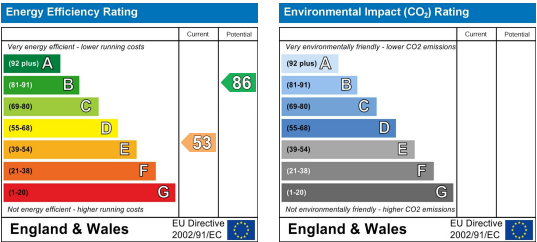
Area Map



Floor Plans



Energy Efficiency Graph



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