



**HOUSE
STYLE**
Stone-fronted
Inner Terrace

**RECEPTION
ROOMS**
2

BEDROOMS
2

EPC RATING
C

TWO DOUBLE BEDROOM INNER TERRACE – IDEAL OPPORTUNITY FOR THE SINGLE PERSON/COUPLE – ONLY A SHORT WALK FROM WOMBWELL CENTRE AND ITS VARIED FACILITIES – DESIRABLE CUL DE SAC LOCATION TO THE UPPER PART OF BOND STREET – WELL PLACED FOR DAILY COMMUTING TO THE DEARNE VALLEY AREA AND FURTHER AFIELD

This well proportioned two double bedroomed stone-fronted inner terrace is presented to an excellent standard with gas heating and uPVC double glazing, it enjoys an excellent cul de sac setting towards the upper part of Bond Street, its location placing it within easy reach of the centre of Wombwell and its varied facilities. The accommodation provided extends to front-facing lounge, separate and well proportioned dining room with open plan aspect to the adjoining kitchen, basement cellar, two double bedrooms, one of which gives access to the rear-facing bathroom.

£750.00 pcm

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Property Details

GROUND FLOOR



LOUNGE 12' 11" x 12' 5" (3.94m x 3.78m) This front facing principal reception room displays laminate flooring throughout and is heated by a single panel radiator.

INNER LOBBY With staircase rising to the first floor and also giving access to the remainder of the ground floor accommodation.



DINING ROOM 12' 11" x 12' 5" (3.94m x 3.78m) Once again having laminate flooring, the dining room enjoys a fully open plan aspect to the kitchen, with double panel radiator, access to the cellar and conglomerate fireplace to the chimney breast with inset electric fire.



KITCHEN 7' 9" x 7' 3" (2.36m x 2.21m) Providing a generous range of grey gloss fronted units to base and eye level, there is an inset stainless steel sink unit, ceramic tiling to the splashback surrounds, plumbing facilities for an automatic washing machine and integrated Lemona oven and four-ring ceramic hob.



FIRST FLOOR

BEDROOM ONE 12' 11" x 12' 5" (3.94m x 3.78m) This very well proportioned principal double bedroom has two front facing windows and is heated by a single panel radiator.



BEDROOM TWO 12' 11" x 12' 11" (3.94m x 3.94m)
This rear facing double bedroom provides access to the bathroom and is heated by a single panel radiator and also has a useful bulkhead storage cupboard.



BATHROOM 7' 10" x 7' 2" (2.39m x 2.18m) Having majority tiling to the walls and providing a three piece suite comprising of a concealed flush WC, vanity wash hand basin with cupboard beneath and panel bath. There is a fitted shower screen to the bath and also a thermostatic shower.

OUTSIDE To the front the property abuts the pavement whilst to the rear is an enclosed yard.



SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

LANDLORD'S STIPULATIONS The landlord stipulates that there should be no smokers in the property.

DIRECTIONS Postcode: S73 8JE - for SatNav purposes.

**For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk**

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