BEECROFT
ESTATES

29 Melville Street

Wombwell, Barnsley, S73 8HJ

£100,000

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TWO BEDROOM TERRACE HOME | IDEAL FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY

Situated in a convenient location in Wombwell, this well-proportioned two-bedroom terrace property is ideally placed for access to a range of local amenities, transport links, major road networks and Wombwell Train Station. Wombwell offers a good selection of shops, services and leisure facilities, while the nearby railway station provides convenient connections to surrounding towns and cities.

The property briefly comprises an inviting lounge, a well-equipped breakfast kitchen and a family bathroom, with two double bedrooms located to the first floor.

Externally, the property benefits from an enclosed rear yard, providing a useful outdoor space that is ideal for families with young children or those with pets.

The property would make an excellent purchase for a first-time buyer looking to take their first step onto the property ladder, while also offering potential appeal to investors, with an anticipated rental income of approximately £650 per calendar month

GROUND FLOOR

LOUNGE
A front-facing lounge benefiting from a double-glazed window and entrance door, radiator, TV aerial point and laminate flooring.

BREAKFAST KITCHEN
Comprising a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. There is an integrated oven, hob and extractor, together with plumbing and space for a washing machine and space for a fridge freezer.

A door provides access to the cellar, while stairs rise to the first-floor landing.

INNER HALL
The inner hall benefits from tiled flooring, with a side entrance door providing access to the enclosed rear yard area.

BATHROOM
Having a continuation of the tiled flooring from the inner hallway, the bathroom boasts a three-piece suite comprising a shower over the bath, wash hand basin and WC. The room also benefits from a radiator and a double-glazed window with obscure glazing.

FIRST FLOOR

BEDROOM ONE
A well-proportioned double bedroom offering ample space for a range of furniture, benefiting from a front-facing double-glazed window and radiator.

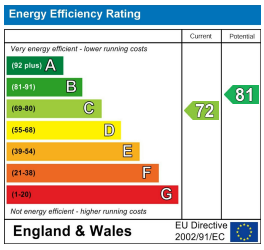
BEDROOM TWO
A further well-proportioned double bedroom benefiting from a rear-facing double-glazed window and useful built-in storage.

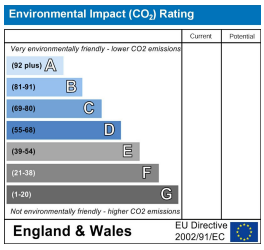
OUTSIDE
The property benefits from an enclosed rear yard area, providing a private and secure outdoor space ideal for sitting out, entertaining or for those with children or pets.

Area Map

Floor Plans

Energy Efficiency Graph





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