



BEECROFT  
ESTATES



## 42 Bellscroft Wombwell, Barnsley, S73 0UZ

Presented to the market is this four-bedroom townhouse located in Wombwell, Barnsley.

The accommodation briefly comprises a lounge and an open-plan kitchen/dining room, four bedrooms, and a family bathroom. Externally, the property benefits from an elevated rear garden.

Additional features include a ground-floor WC, an en suite to the master bedroom, off-road parking, and an integral garage which has been partially sectioned to create a useful home office/utility room. The property is well positioned for local amenities and transport links and further benefits from PVCu double glazing and gas central heating throughout.

MUST BE VIEWED !

£245,000

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Wombwell, Barnsley, S73 0UZ



- FOUR BEDROOMS
  - POPULAR LOCATION
  - REAR GARDEN WITH ASTRO TURF
  - GARAGE
  - FAMILY SIZE HOME
  - CLOSE TO ALL LOCAL AMENITIES
  - HOME OFFICE/UTILITY
  - TOWNHOUSE
  - TRAIN STATION ON YOUR DOORSTEP
  - DRIVEWAY

## FAMILY DINING KITCHEN

## HOUSE BATHROOM

## HOME OFFICE/UTILITY

## FIRST FLOOR

## LOUNGE

## MASTER BEDROOM

## EN-SUITE

## SECOND FLOOR

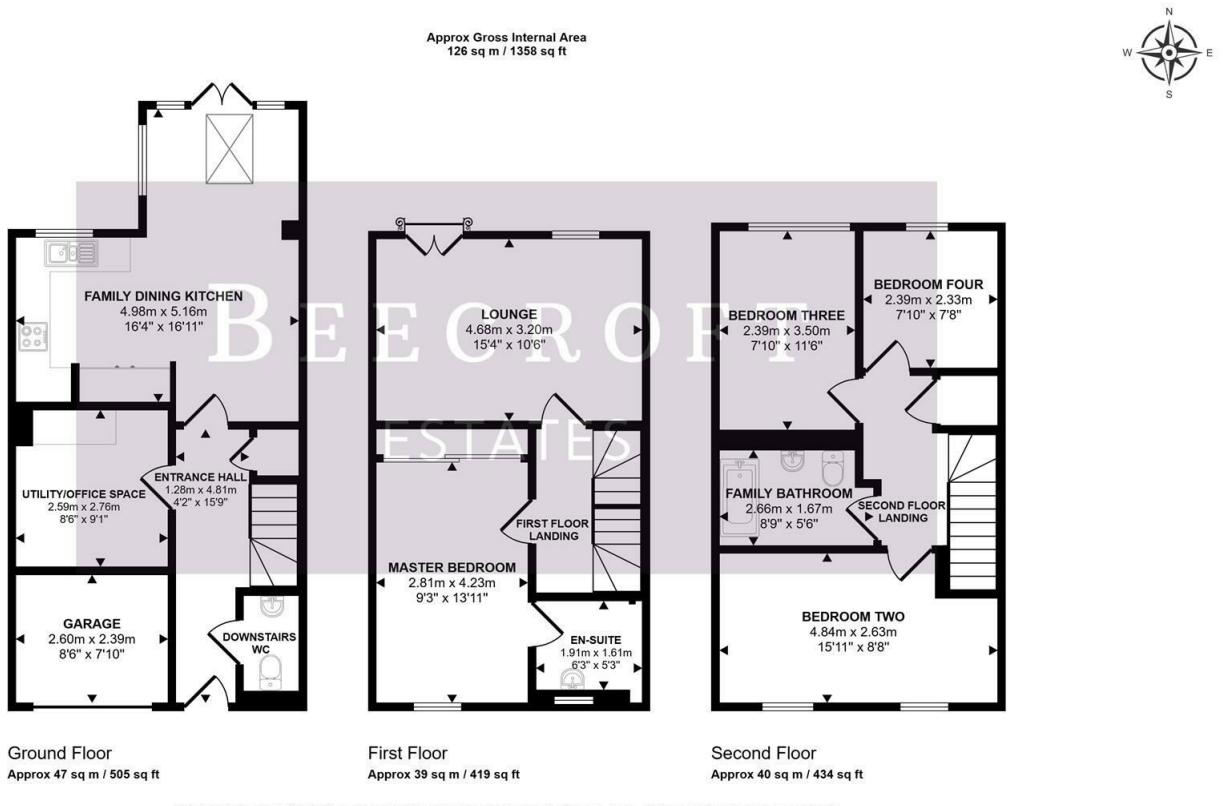
## BEDROOM TWO



## Directions



## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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	