



## 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

# 42 Bellscroft

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

## GROUND FLOOR

- ENTRANCE HALL
- FAMILY DINING KITCHEN
- DOWNSTAIRS WC
- HOME OFFICE/UTILITY

## BEDROOM THREE

- BEDROOM FOUR
- HOUSE BATHROOM
- OUTSIDE

## FIRST FLOOR

- LOUNGE
- MASTER BEDROOM
- EN-SUITE

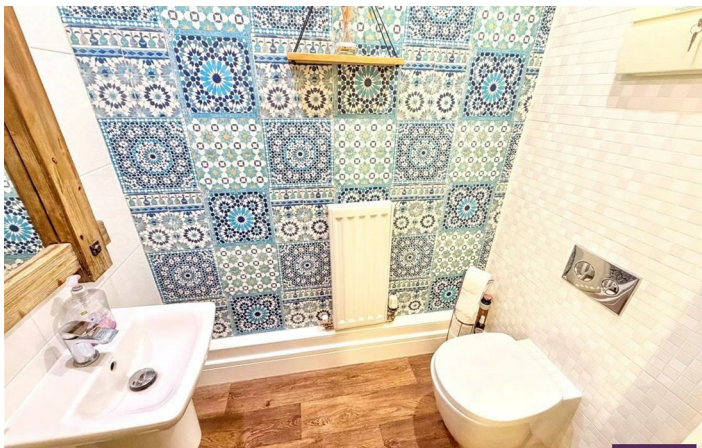
## SECOND FLOOR

- BEDROOM TWO



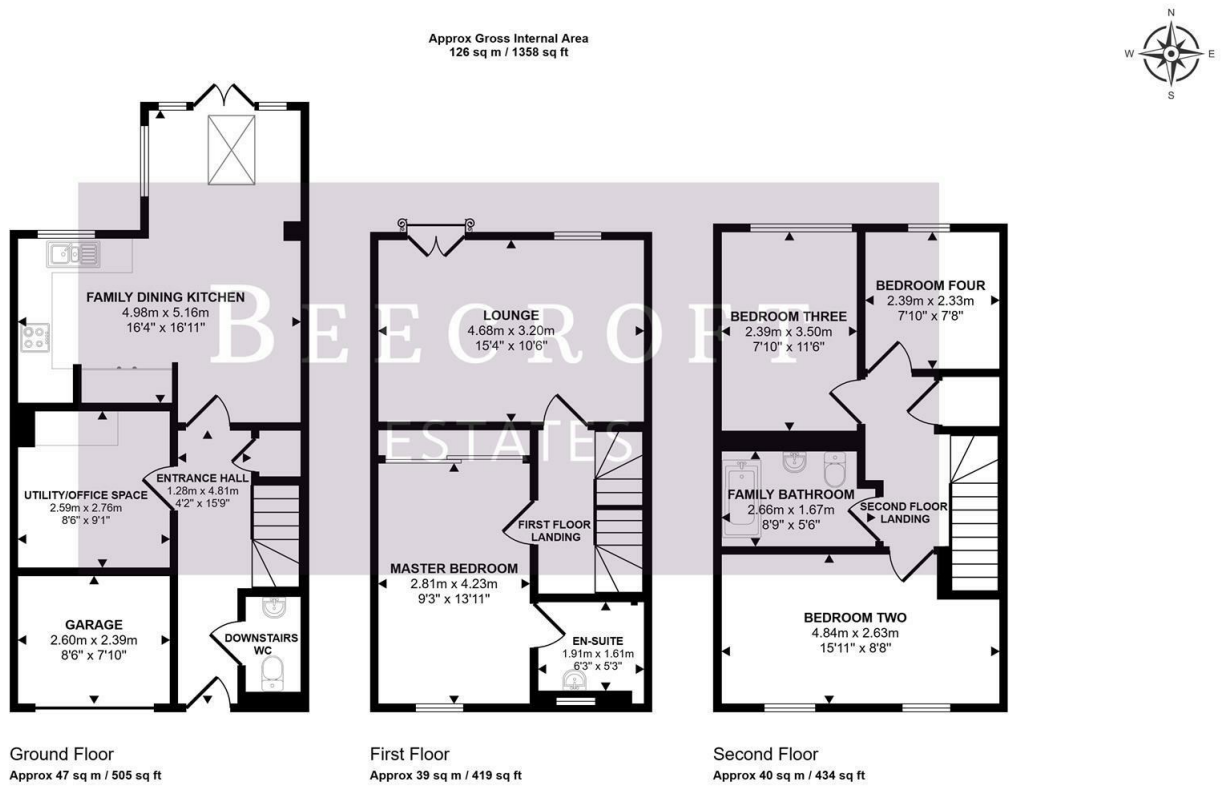
Directions







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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	(92 plus) <b>A</b>	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	Current
	(81-91) <b>B</b>	Potential	(81-91) <b>B</b>		Potential
	(69-80) <b>C</b>		(69-80) <b>C</b>		
	(55-68) <b>D</b>		(55-68) <b>D</b>		
	(39-54) <b>E</b>		(39-54) <b>E</b>		
	(21-38) <b>F</b>		(21-38) <b>F</b>		
	(1-20) <b>G</b>		(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		