

**FOR SALE**



**Wath Road, Wombwell**  
**Guide Price £100,000**

**MARTIN&CO**



## Wath Road, Wombwell

2 Bedrooms, 1 Bathroom

Guide Price £100,000

- Mid terrace
- Two bedrooms
- Sold with tenant in situ
- Commuter links
- Popular location

GUIDE PRICE £100,000 - £110,000. Tucked along Wath Road in Wombwell, this mid-terrace property provides an ideal opportunity for a landlord looking to add to their portfolio. Offered to the market with a tenant already in place, the home has undergone upgrades in recent years and sits in a location with solid rental demand due to excellent commuter access, local shopping, and public transport options. The front of the property includes a traditional forecourt-style garden that sets it back slightly from the road. Inside, the ground floor begins with a front-facing lounge, featuring a modern laminate floor and a central fire surround that adds a focal point to the room. This space has a clean, neutral finish that has proved popular with renters and is easy to maintain. The dining kitchen sits to the rear and has been updated with contemporary grey wall and base units, set against a tiled splashback and dark worktops. The layout offers space for a small dining table and comes equipped with an integrated oven, hob, and extractor fan, as well as under-counter space for appliances. It's a practical and modern area that makes everyday living straightforward for tenants. Beyond the kitchen, a rear lobby links to the outdoor yard, provides access to the stairs, and leads through to the downstairs bathroom. The bathroom is fitted with a white three-piece suite and includes a shower



over the bath, offering a simple and functional space. Upstairs, the first-floor landing gives access to two generous bedrooms. The main bedroom is positioned at the front of the property, stretching the full width and offering plenty of space for a double bed and additional furnishings. The second bedroom also provides a well-sized room, suitable for a double or large single arrangement, and would suit a range of tenant setups, including couples, sharers, or small families. Outside, the rear of the property includes a yard space that has the potential for further landscaping or low-maintenance use. On-street parking is available directly outside the property. The location of Wath Road is ideal for renters or buyers needing access to public transport or major roads. Wombwell train station is less than a mile away, offering direct rail links into Sheffield, Meadowhall, and Barnsley town centre. There's also easy access to the A6195 Dearne Valley Parkway and the M1 motorway for wider travel. Local amenities are close by, with Wombwell High Street just a short walk away. The high street includes

a Tesco Express, Co-op Food, local convenience stores, takeaways, and cafes. For larger grocery shops, both Asda and Aldi are located nearby in Barnsley.

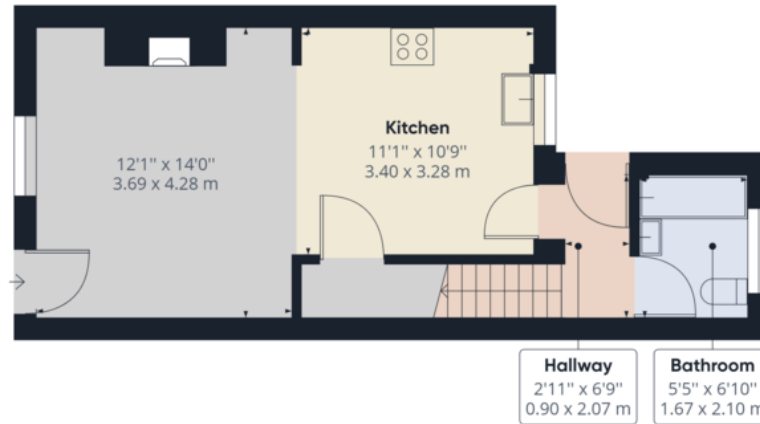
Families living in the area benefit from several nearby schools. Notable options include Kings Oak Primary Learning Centre and High View Primary Learning Centre, both within easy reach. Netherwood Academy provides secondary education and is also a short drive away.

This is a low-maintenance investment property in a strong rental area with local amenities, travel links, and schools all easily accessible. With a tenant in situ and recent upgrades already completed, it's an ideal buy-to-let prospect for landlords seeking straightforward returns with minimal immediate input.

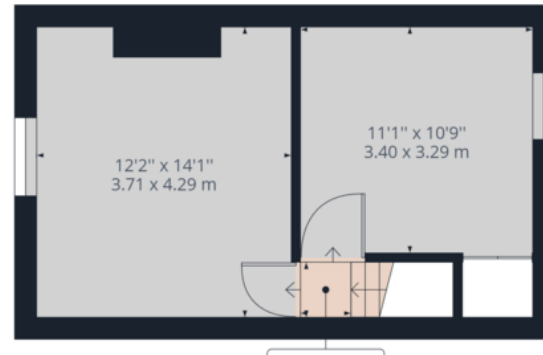


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
678.76 ft<sup>2</sup>  
63.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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