



## 17 Hemingfield Road

Wombwell, Barnsley, S73 0LX

**£200,000**



This three-bedroom detached home is located on the popular Hemingfield Road in Wombwell. Requiring some modernisation, the price reflects the potential on offer.

The property features a lengthy driveway providing ample parking, which leads to the rear garden area. Inside, there is a dining kitchen, a reception room, three well-proportioned bedrooms, and a bathroom.

With no upper vendor chain, this home is ready to view and offers excellent potential for a variety of buyers. Ideally situated within walking distance to the train station, local amenities on your doorstep, and excellent commuter links via nearby road networks.



## GROUND FLOOR

### SIDE ENTRANCE

The side entrance provides access to the downstairs accommodation and benefits from a good-sized storage cupboard.

### LOUNGE

A well-proportioned lounge featuring a front-facing double-glazed window, a radiator, and stairs rising to the first-floor landing.

### DINING KITCHEN

A range of wall and base units with worktop surfaces incorporating a sink unit with mixer taps. Integrated appliances include an oven, hob, extractor unit, fridge, and freezer. There is also plumbing for a washing machine, a rear-facing double-glazed window, and French doors opening out to the garden.

### FIRST FLOOR

#### LANDING

Loft access and storage.

#### BEDROOM ONE

Having a double glazed window and radiator.

#### BEDROOM TWO

Double glazed window and radiator.

#### BEDROOM THREE

A third bedroom with radiator and double glazed window.

#### BATHROOM

A three piece suite.

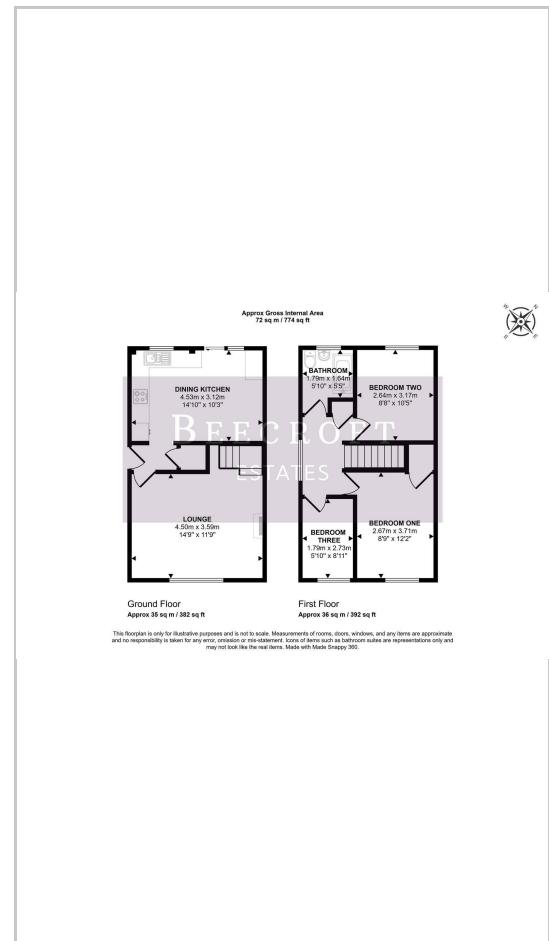
#### OUTSIDE

To the front, there is a lengthy driveway providing ample off-road parking. To the rear, there is a garden area, perfect for outdoor use.

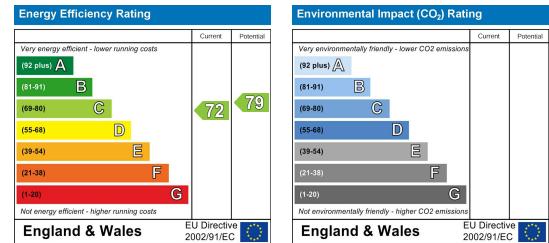
### Area Map



### Floor Plans



### Energy Efficiency Graph



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