BEECROFT
ESTATES

305 Hough Lane

Wombwell, Barnsley, S73 0LR

Offers Over £120,000

3 1 2 E

This spacious three-bedroom terraced home is stone-fronted and offers excellent potential throughout. The property benefits from a rear garden with potential for off-road parking via gated access, along with a small front yard area.

Internally, the home offers three bedrooms and a conservatory to the rear, currently utilised as a playroom/utility space, adding further versatility to the accommodation.

Ideally located close to the train station and major network links, the property is well suited to commuters, first-time buyers, or small families.

With over 870 years left on the lease, with no payments due to an absent landlord. This property is offered to the market with no upper vendor chain, this is an excellent opportunity not to be missed.

LOUNGE
Relax in this welcoming front-aspect lounge, finished in a modern and stylish design.

DINING KITCHEN
A spacious rear-aspect dining kitchen, fitted with a generous range of wall and base units complemented by wood-effect worktops. It features a one-bowl porcelain sink with mixer tap, cooker, and plumbing for a washing machine, along with ample space for a dining suite of your choice. A rear door provides access to the porch/utility area.

REAR PORCH/UTILITY
Rear porch/utility area offering a highly versatile additional space, ideal for storage and housing a tumble dryer. Provides convenient access to the garden.

BEDROOM ONE
Spacious attic bedroom featuring a Velux window, providing natural light. There is space to install your own storage solutions if required, along with useful eaves storage.

BEDROOM TWO
Front-aspect bedroom, a well-proportioned double room with ample space for either freestanding or fitted furniture.

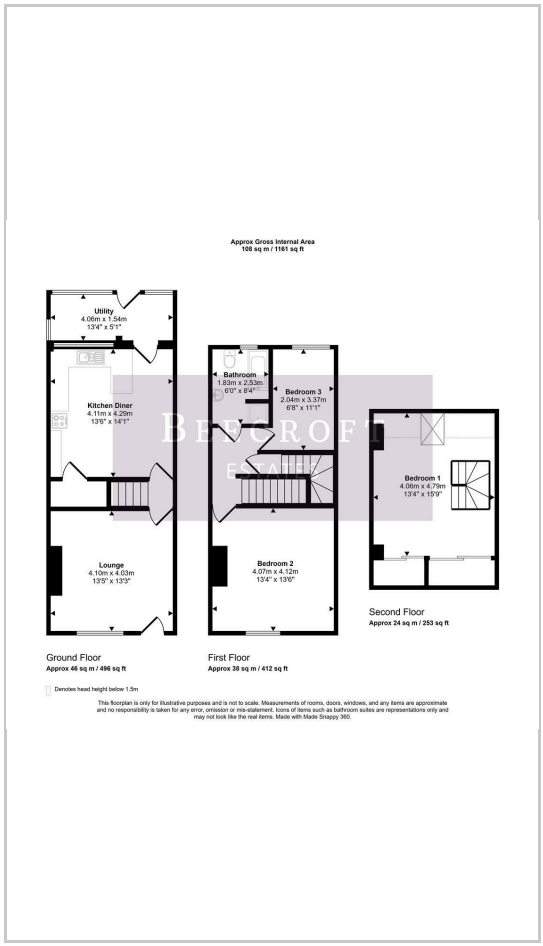
BEDROOM THREE
The third and final rear-aspect bedroom is a well-proportioned single, offering space to install your own storage solutions if required.

BATHROOM
Fully tiled bathroom, boasting a bath and a tiled shower cubicle with thermostatic shower. The suite is completed by a low-flush WC and a pedestal wash hand basin. A rear aspect window provides natural light and ventilation.

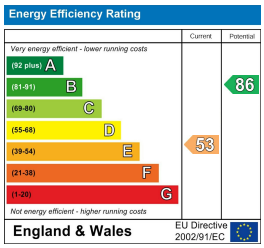
EXTERIOR
Enclosed rear garden, designed for low maintenance and featuring a decked area, a paved section, and an area laid with artificial grass, ideal for relaxing and outdoor entertaining.

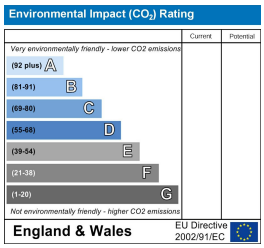
Area Map

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

Wombwell 6-8 Park Street, Wombwell, S73 0DJ
Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk