

HUNTERS[®]

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10 Hall Cross Avenue, Wombwell, Barnsley, S73 0NN

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Offers In Excess Of £350,000

Hall Cross Avenue, Wombwell

Situated on a popular residential development built in the early 2000s, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Positioned within close proximity to a wide range of local amenities, including Wombwell High Street, Cortonwood, Manvers Lake, excellent M1 transport links, and Wombwell train station, the property combines convenience with a comfortable suburban setting.

The ground floor boasts a well-proportioned layout, featuring two reception rooms, including a welcoming lounge and a separate dining room, perfect for both everyday living and entertaining. The ground floor further comprises a WC and a utility room. A standout feature of the home is the large breakfast kitchen, complete with integrated appliances and offering ample workspace and room for informal dining. The ground floor also benefits from a convenient downstairs cloakroom.

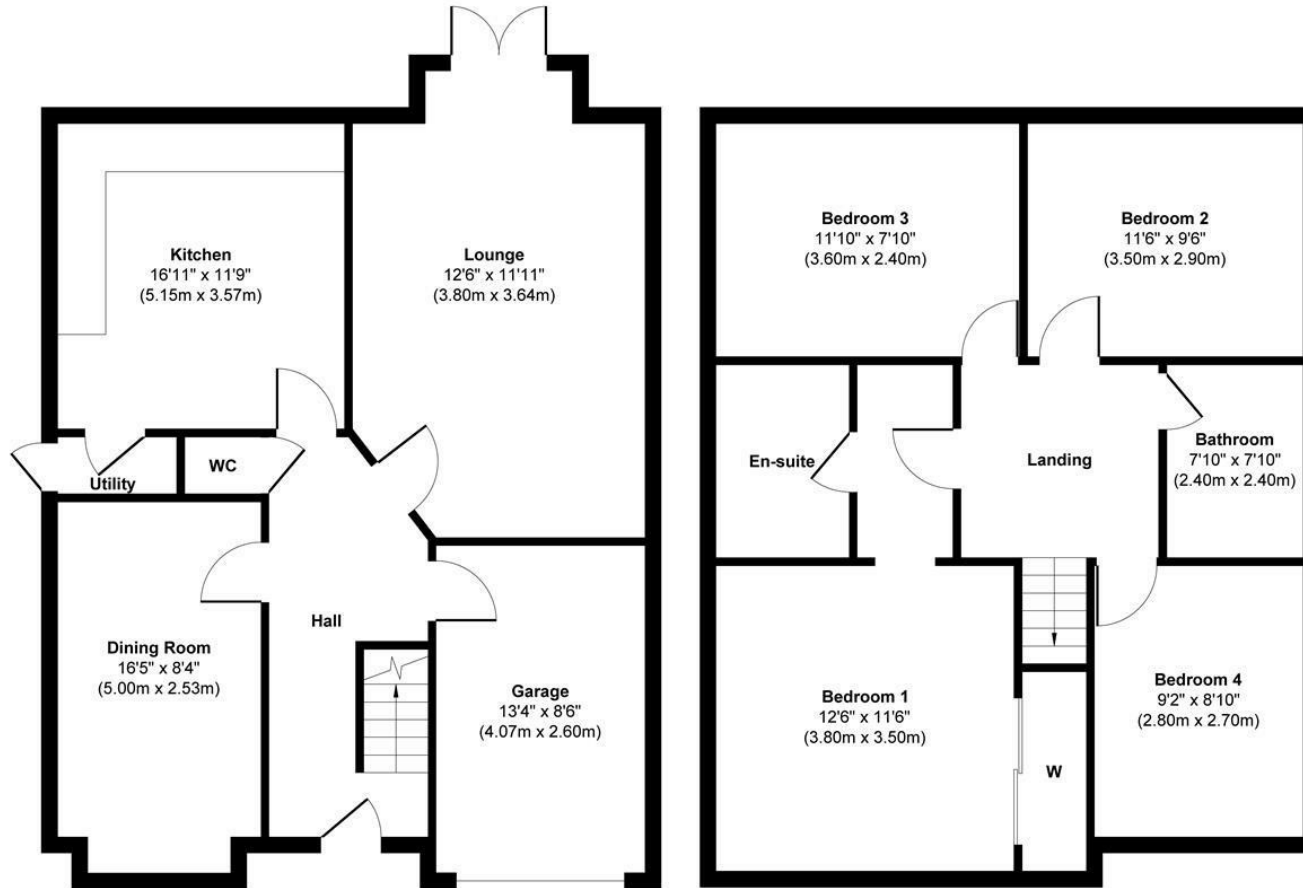
Upstairs, the property comprises four generously sized bedrooms, all providing comfortable and flexible accommodation. Bedrooms one and three benefit from additional fitted wardrobes, enhancing storage space. The home also offers potential for the installation of a stair lift, catering to a range of accessibility needs. The property is served by two stylish bathrooms, thoughtfully designed with two showers and one bath, ideal for a busy household.

Externally, the property enjoys a front garden and a two-car driveway, along with access to a garage fitted with an electric remote-controlled roller door. Inside, the home is further enhanced by the inclusion of two electric blinds. To the rear is a large, well-maintained garden, ideal for families, outdoor dining, and relaxation, along with a large garden shed and a separate waste management compound.

The property also benefits from owned solar panels, which are included in the sale, providing improved energy efficiency and the potential for reduced energy costs.

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Hall Cross Avenue, Wombwell



Ground Floor
 Approximate Floor Area
 732 sq. ft
 (68.03 sq. m)

First Floor
 Approximate Floor Area
 719 sq. ft
 (66.83 sq. m)

Approx. Gross Internal Floor Area 1451 sq. ft / 134.86 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

England & Wales

Entrance

Garage

Dining Room

Kitchen

Downstairs WC

Utility

Lounge

Landing

Bedroom 1 & En suite


Bathroom

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









