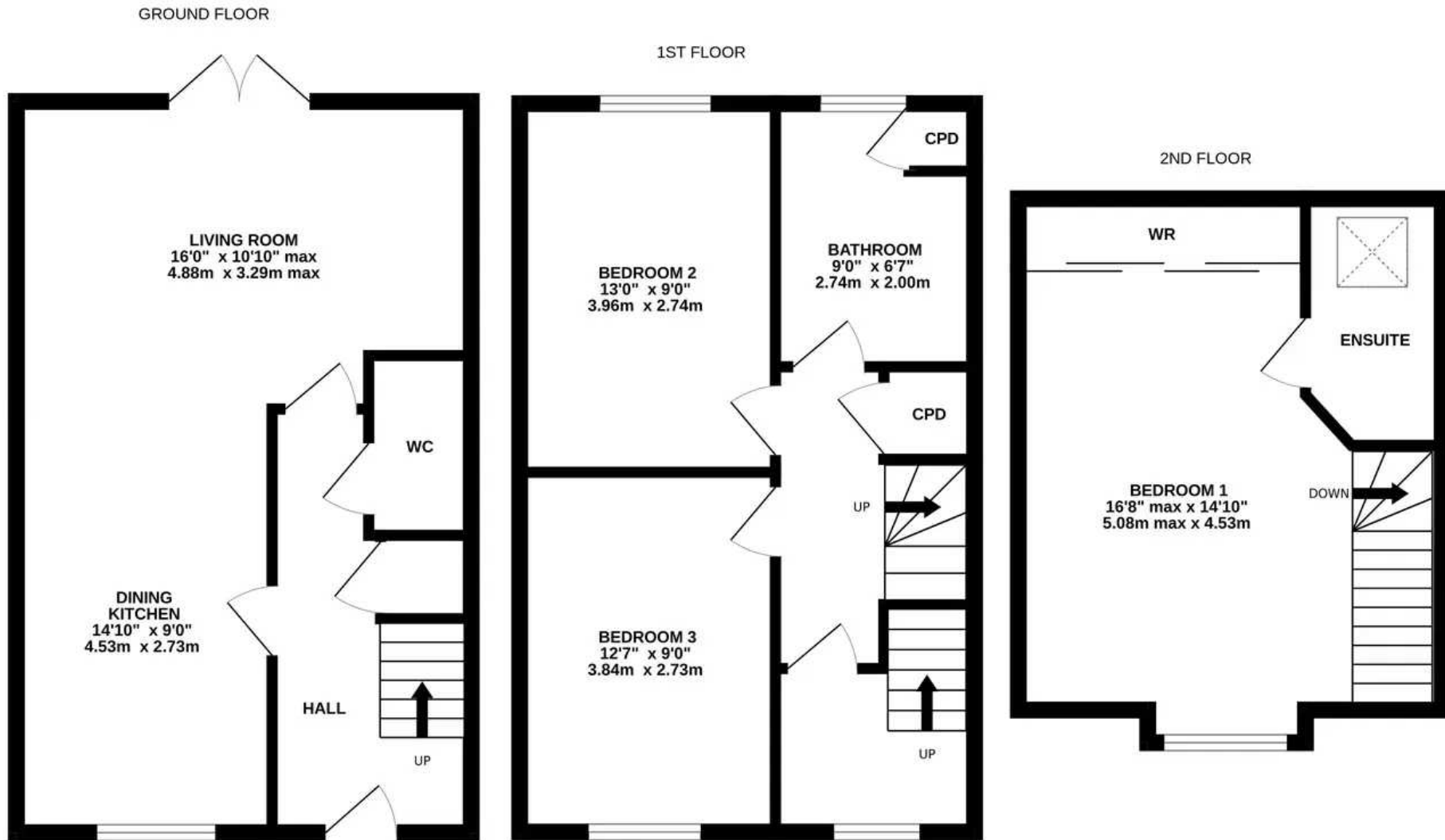




**Barnsley Road, Wombwell**

Barnsley

In Excess of **£180,000**



BARNSELY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Barnsley Road

Wombwell, Barnsley

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOMED MODERN TOWN HOUSE, OFFERING A WEALTH OF EXCELLENTLY APPOINTED ACCOMMODATION IN A THREE-STORY CONFIGURATION. WELL SITUATED CLOSE TO LOCAL AMENITIES AND WITHIN EASE OF ACCESS TO MAJOR TRANSPORT LINKS.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



### **ENTRANCE HALLWAY**

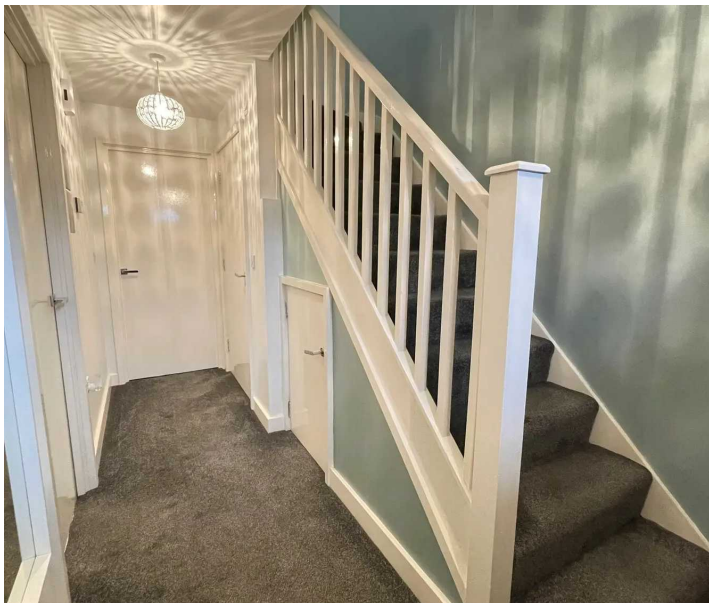
Entrance gained via composite and glazed door, into entrance hallway with two ceiling lights central heating radiator, staircase rising to first floor with useful cupboard underneath and here we gain entrance to the following rooms.

### **DOWNSTAIRS W.C.**

Comprising of two-piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, there is ceiling light, extractor fan and central heating radiator.

### **DINING KITCHEN**

With space for dining table and chairs, the kitchen has a range of wall and base units in an ivory wood effect with contrasting laminate worktops and tiled splashbacks. Integrated appliances in the form of electric oven, electric hob with stainless steel splashback with extractor fan over. There is plumbing for a washing machine, plumbing for a dishwasher, space for fridge freezer and stainless-steel sink with chrome mixer tap over. There are two ceiling lights uPVC double glazed window to front and central heating radiator. This then leads onto the living room.



## LIVING ROOM

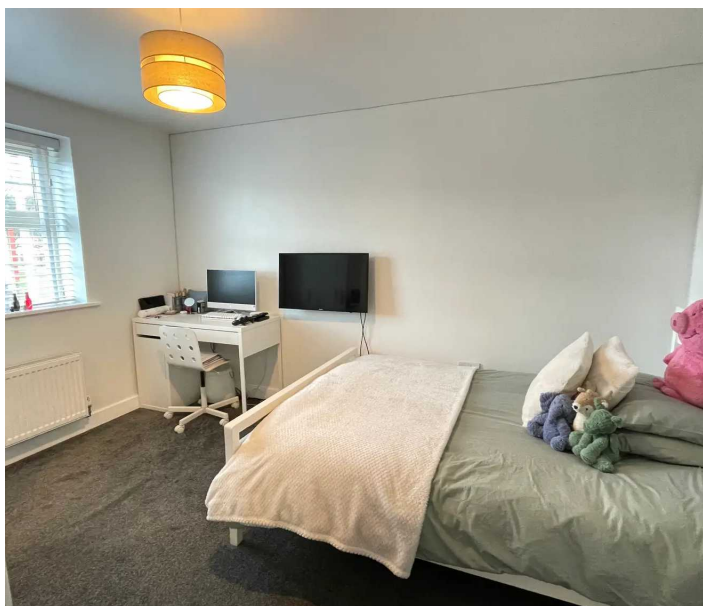
In an open plan configuration and also accessed separately via door from entrance hallway, there is a ceiling light, two central heating radiators and twin French doors and uPVC opening onto the rear garden.

## FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with spindle balustrade, ceiling light, central heating radiator and useful storage cupboard, here we gain entrance to the following.

## BEDROOM TWO

Rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.





### **BEDROOM THREE**

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front.

### **HOUSE BATHROOM**

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There is a ceiling light, central heating radiator, extractor fan, obscure uPVC double glaze window to the rear and airing cupboard housing the hot water tank and the boiler.

### **FURTHER LANDING SPACE**

From landing door opens to further landing area with ceiling light, central heating radiator and uPVC double glazed window to front. Staircase then in turn rises to second floor, where we find Bedroom one.



### **BEDROOM ONE**

A fabulous, primary bedroom with a bank of fitted wardrobes, ceiling light and two central heating radiators, uPVC double glazed window to front and access to loft via hatch.

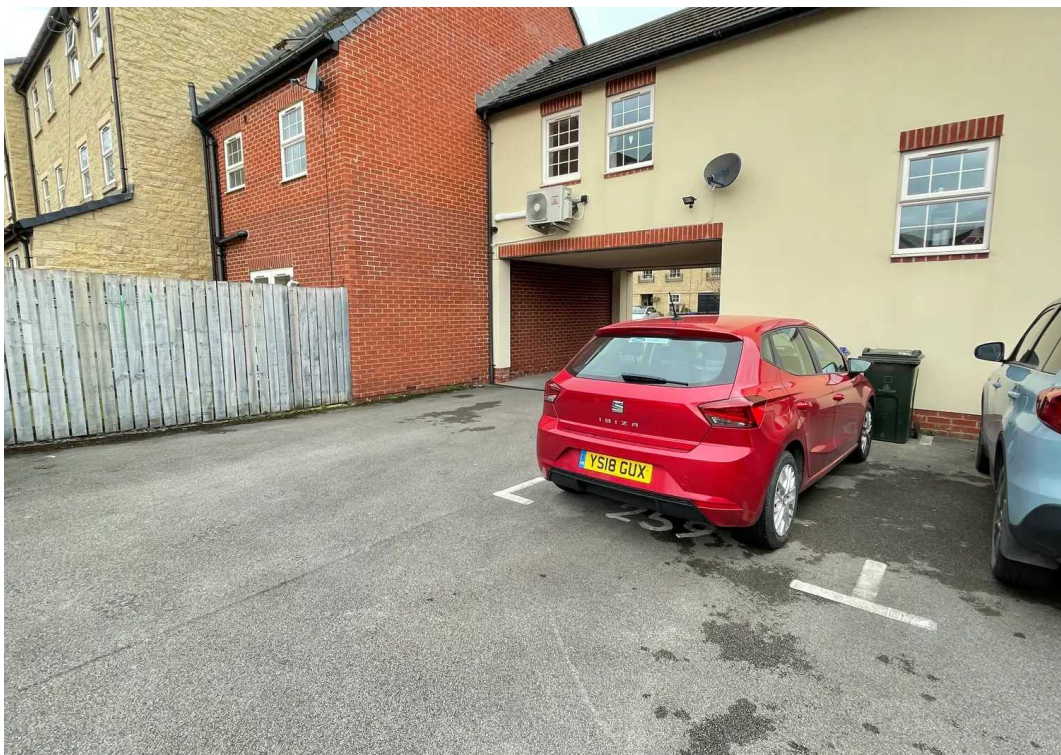
### **EN-SUITE SHOWER ROOM**

Comprising of three-piece white suite in the form of close coupled W.C., pedestal basin chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is a ceiling light, extractor fan, central heating radiator and sky light to the rear.

### **OUTSIDE**

The property is set back from the road with iron railings, lawned space and access path to neighbouring properties. To the rear there is a fully enclosed lawned garden with flagged patio seating area, perimeter fencing, gate gives access to shared car park where there is an allocated parking space.







## **ADDITIONAL INFORMATION**

The EPC Rating is B, the council tax band is C and we are informed by the vendor that the property is freehold.

### **VIEWING:**

For an appointment to view, please contact the Barnsley office on 01226 731730

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 14:00pm

Sunday - 11:00 am - 13:00pm



## Simon Blyth Estate Agents

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