



11 Millmoor Road, Barnsley, S73 8BD
Offers In Excess Of £210,000 Freehold


MARTIN&CO

Millmoor Road, Wombwell, Barnsley

4 Bedrooms, 2 Bathroom

Offers In Excess Of £210,000

- Four bedroom Detached Property
- Off Road Parking
- Family garden
- Two reception rooms
- Two bathroom
- Ground floor wc
- Separate utility room

A stunning four bedroom detached property in the popular area of Wombwell, with off road parking and family size garden. Close to local amenities and schools, this property is available to view through appointment only - OPEN DAY

Briefly comprises a lounge, dining room, Kitchen, Utility room, wc and bedroom on the ground floor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

On the first floor are two double bedrooms, one with ensuite, a single bedroom and family bathroom

LOUNGE 10' 9" x 13' 3" (3.29m x 4.04m) Open plan lounge area with front window and feature fire place, the archway leading into the dining room with French doors allows for plenty of natural light.

DINING ROOM 8' 3" x 10' 5" (2.52m x 3.20m) A separate dining room with French doors leading out onto the garden

KITCHEN 7' 10" x 8' 7" (2.40m x 2.64m) With a range of wall and base units in high gloss white, complemented with grey worktops, this galley kitchen has plenty of storage and a large range cooker

UTILITY ROOM 4' 9" x 5' 5" (1.46m x 1.66m) A separate utility room for all your white goods

WC Ground floor wc

BEDROOM 8' 5" x 10' 6" (2.57m x 3.21m) Master bedroom with fitted wardrobes and ensuite

ENSUITE 8' 5" x 7' 6" (2.57m x 2.29m) Ensuite to master bedroom with white three piece suite and over bath shower

BEDROOM 14' 3" x 11' 4" (4.36m x 3.47m) Second double bedroom

BEDROOM 7' 8" x 16' 0" (2.35m x 4.90m) The original garage has been tastefully converted into a double bedroom.

BEDROOM 6' 4" x 10' 6" (1.95m x 3.21m) Single bedroom

BATHROOM 5' 7" x 7' 4" (1.71m x 2.25m) A spacious family bathroom with white three piece suite and walk in shower

OUTSIDE SPACE A small lawned area to the front of

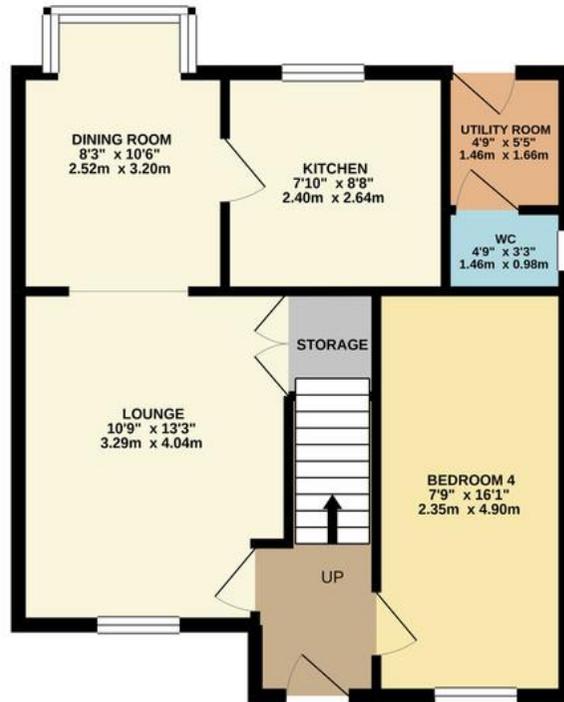
the property with off road parking and gated access into the deceptively spacious rear garden, with decking area to make the most of the evening sun.



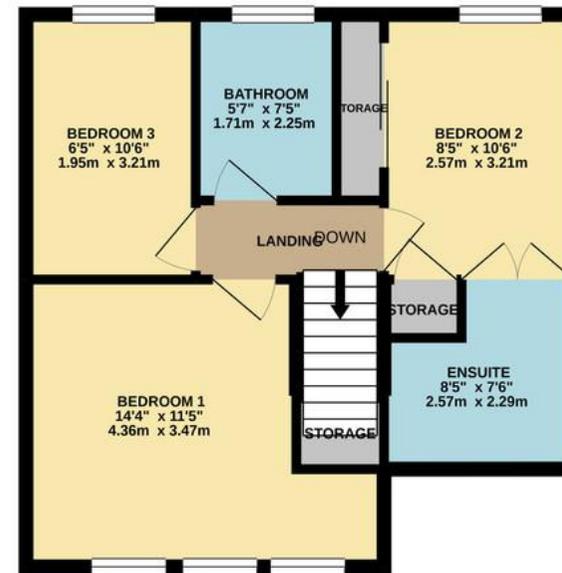




GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

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

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