merryweathers
Est. 1832









94 Highgate, Broomhill, Wombwell, S73 0FH

Asking Price £335,000

This detached five-bedroom house in Highgate, Broomhill is offered for sale and provides generous accommodation suitable for larger households or those needing additional space for home working. Local primary and secondary schools are available within Wombwell and the wider Barnsley area, making this location practical for families with children of school age. The combination of five bedrooms, two reception rooms and two bathrooms, together with local facilities and transport connections, makes this detached house a substantial home in a well-served South Yorkshire setting.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - E
Tenure - Freehold
Property Type - Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance

A double glazed entrance door gives access to a hall where a spindled staircase leads up to the first floor accomodation.

Downstairs WC

Having a WC, wash basin, radiator and a front facing double glazed window.

Kitchen



The kitchen has a rear facing double glazed window and door to the rear garden. The kitchen is fitted with a comprehensive range of wall, base and drawer units and incorporates a built in double oven, hob and extractor. The room has two radiators, and there is a useful under-stair store cupboard.

Lounge

Dual aspect lounge with a front facing double glazed window and double doors giving access to the rear garden. Hosting two central heating radiators.

Landing

The landing has spindled balustrade and has a front facing double glazed window.

Family Bathroom

The bathroom has a three piece suite in white with tiled splash-backs to the walls, an extractor, down-lighting and having a side facing opaque double glazed window

Bedroom One

A rear facing master bedroom with a full wall of fitted wardrobes and storage, a radiator and a rear facing double glazed window.

En Suite

The en-suite is a good size and has a large shower cubicle with thermostatic shower, a wash basin and WC. The room has a shaver point, an extractor, a radiator and has a rear facing double glazed window.

Bedroom Four

A good size fourth bedroom, with a front facing double glazed window and a radiator.

Bedroom Five

A front facing single room with a double glazed window and a radiator.

Second Floor

The second floor landing has a rear facing roof window and provides access to two top floor bedrooms

Bedroom Two

An excellent size top floor double bedroom with a front facing dormer window, a rear facing roof window with two central heating radiators.

Bedroom Three

Another excellent size top floor double bedroom with a front facing dormer window, a rear facing roof window and two central heating radiators.

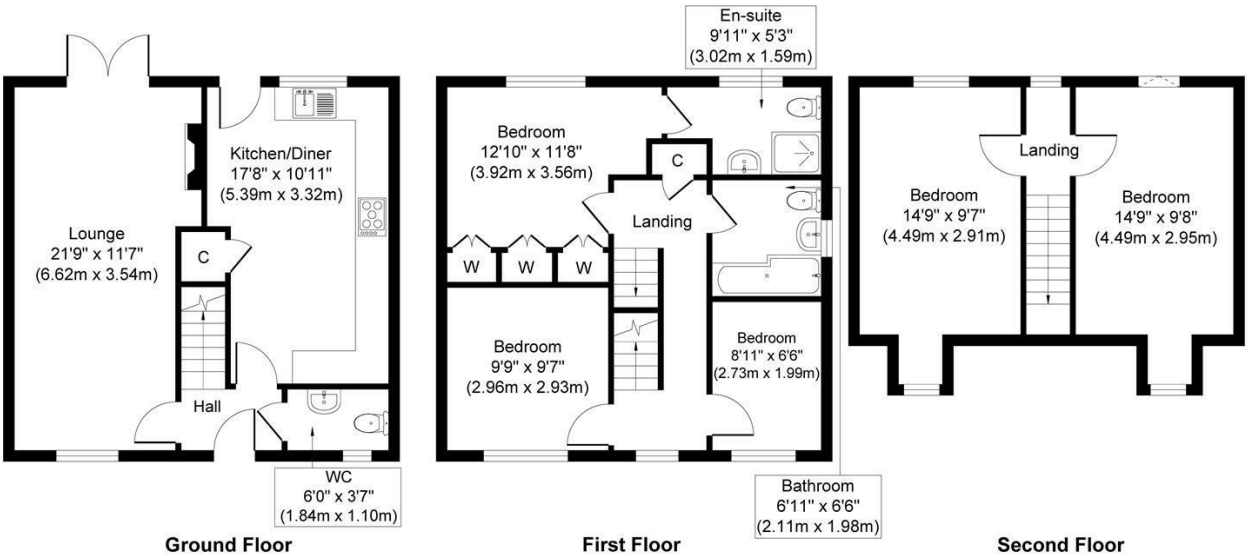
External

The property has a walled forecourt garden with lawns and shrubbery, to the rear of the property is a private well screened striking landscaped garden with a stone paved patio area, flanked by rendered and painted raised planting areas, with a step to a level lawned garden. There is a gated side entrance, and there is a retractable awning to the rear of the house to cover the patios.

Driveway and Garage

To the rear of the property is a driveway which provides off road parking, and this also gives access to a single garage with up and over entrance door, power and lighting.

Floor Plan



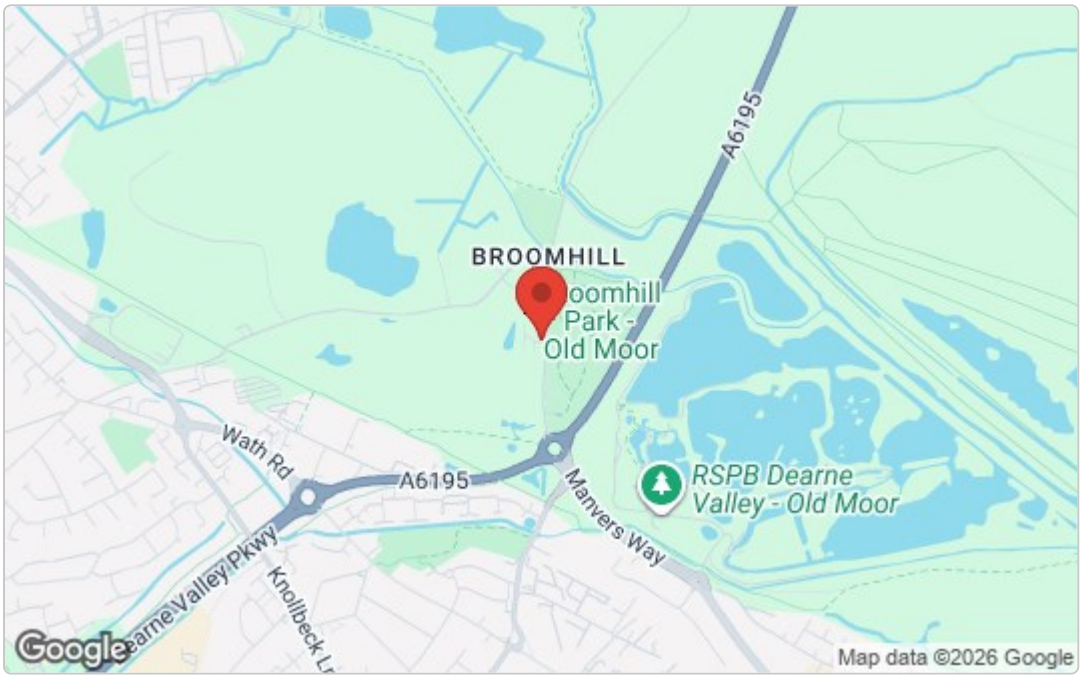
Ground Floor
Approximate Floor Area
483 sq. ft
(44.88 sq. m)

First Floor
Approximate Floor Area
483 sq. ft
(44.88 sq. m)

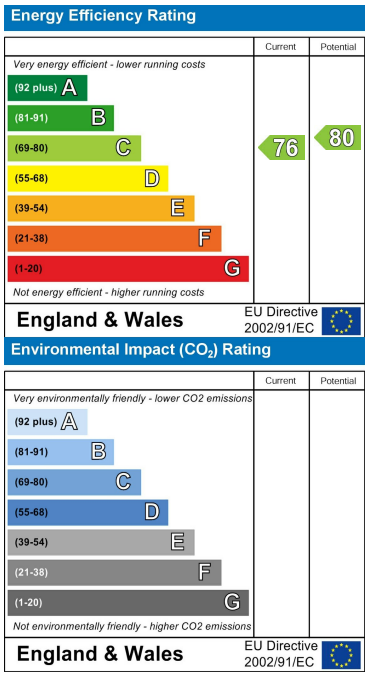
Second Floor
Approximate Floor Area
345 sq. ft
(32.04 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Area Map



Energy Efficiency Graph



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The Property Ombudsman
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