



Broomhead Road Wombwell Barnsley S73 0SB
Offers Around £200,000

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**** SOUTH-WEST FACING REAR GARDEN ** FREEHOLD **** An exceptional opportunity to acquire this spacious and beautifully upgraded two double bedroom semi-detached property situated in the sought-after town of Wombwell, Barnsley. With its double and single storey extension, double-width driveway, recent renovations, a good sized detached garage, well-maintained gardens, uPVC double glazing, gas central heating and convenient location close to amenities, link roads, countryside, and Wombwell train station, this property is sure to appeal to those seeking a comfortable and modern home in a desirable setting.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a new front composite door into the entrance hall with access into the lounge with a large bay window allowing lots of light in. The hub of this home is the stunning kitchen/diner which has a lovely central island and breakfast bar. The kitchen has a range of units with contrasting Beech worktops which incorporate the sink and drainer. There is space for a Range cooker with extractor above, an American style fridge freezer and housing and plumbing for a washing machine. The skylight and rear uPVC French doors make this a bright and airy space. In addition there is a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the two double bedrooms and the bathroom. The principal bedroom has a bay window to the front and fitted wardrobes. Bedroom two is to the rear and again benefits from fitted wardrobes. The bathroom forms part of the extension and has a stylish three piece suite including bath with overhead shower, wash basin with mixer tap and WC, complemented by a modern towel radiator.

- STUNNING FAMILY HOME
- TWO DOUBLE BEDROOMS
- LOUNGE WITH A BAY WINDOW
- SUPERB KITCHEN/DINER
- WELL MAINTAINED SOUTH-WEST FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- DETACHED GARAGE WITH BAR & uPVC FRENCH DOORS
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO AMENITIES & SCHOOLS
- LINK ROADS, COUNTRYSIDE & WOMBWELL TRAIN STATION





OUTSIDE

To the front is a low fence which encloses an artificial lawn. The double-width driveway leads to the detached garage with an up and over door. There is a separated bar area to the rear of the garage which has uPVC French doors. To the rear is a well presented garden which includes a patio, gravelled area and a decked terrace

LOCATION

Situated in a desirable location, this property benefits from its proximity to a range of amenities. Local shops are just a short distance away, ensuring that daily necessities are within easy reach. The property also enjoys excellent connectivity to link roads, providing convenient access to neighbouring towns and cities. For those who appreciate the beauty of nature, the surrounding countryside offers opportunities for leisurely walks, hikes, and exploration. Furthermore, Wombwell train station is conveniently located nearby, offering easy access to further afield destinations, making this property an excellent choice for commuters.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

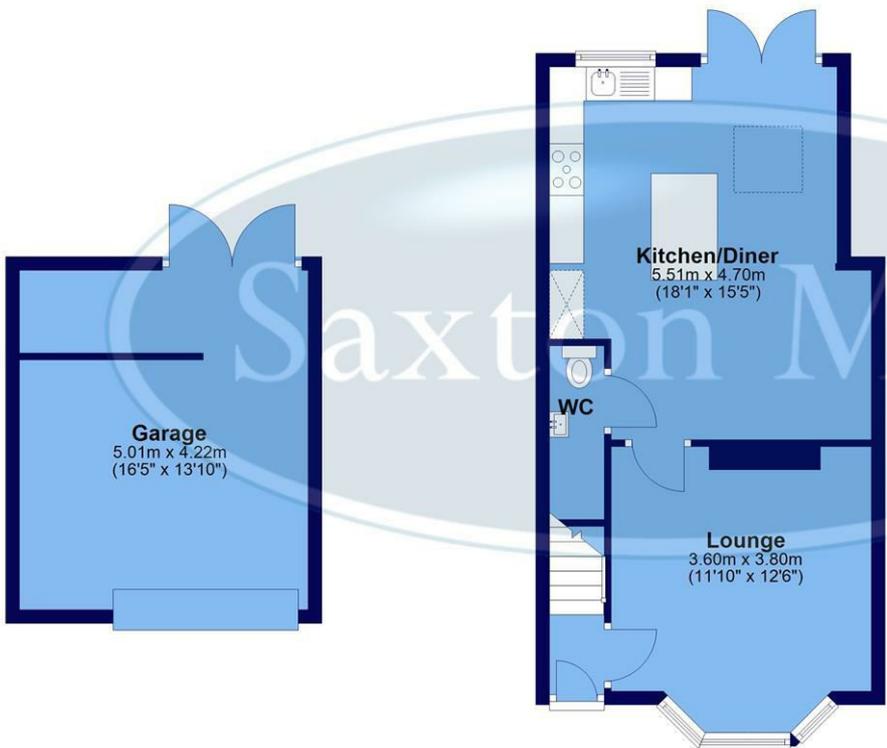
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Saxton Mee



Ground Floor

Main area: approx. 48.0 sq. metres (516.6 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.0 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Main area: Approx. 83.4 sq. metres (897.5 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	94
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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			
		72	78
England & Wales		EU Directive 2002/91/EC	