

Saxton Mee

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**Bayford Way Wombwell Barnsley S73 0BU**  
Offers Around £240,000

**St Luke's**  
Sheffield's Hospice

# Bayford Way

Barnsley S73 0BU

Offers Around £240,000

**\*\* SOUTH-WEST FACING REAR GARDEN \*\* FREEHOLD \*\*** Located on this cul-de-sac position is this four bedroom, two bathroom detached property which enjoys a private rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. The property is conveniently located close to all local amenities and train station.

In brief, the spacious living accommodation comprises: enter through a front door into the entrance hall with a downstairs WC and access into the lounge, dining room, the kitchen and the garage. The lounge has a large window allowing natural light, while the attractive fireplace is the focal point of the room. The dining room has two front windows. The separate kitchen has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and four ring hob with extractor above. A rear entrance door opens onto the garden, a perfect extension for indoor outdoor dining.

From the entrance hall, a staircase rises to the first floor with access into the four bedrooms and the bathroom. The master is a fantastic size and has ample space for furniture and the has the added advantage of an en suite shower room with WC and wash basin. Double bedroom two is to the front aspect with two windows. Bedrooms three and four overlook the rear garden. The bathroom comes with a three piece suite including bath, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- SPACIOUS FAMILY HOME
- FOUR BEDROOMS, THE MASTER WITH EN SUITE
- THREE PIECE BATHROOM
- LOUNGE, DINING ROOM & KITCHEN
- DRIVEWAY & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- QUIET RESIDENTIAL ESTATE
- EASY ACCESS TO AMENITIES & TRAIN STATION





#### OUTSIDE

A driveway to the front provides off-road parking and leads to the integral garage. Front lawned garden. To the rear is a south-west facing garden which includes a wooden decked terrace, a patio and a lawned garden.

#### LOCATION

Welcome to the charming town of Wombwell in South Yorkshire. This delightful destination, steeped in rich history and brimming with local culture, offers a unique blend of traditional Yorkshire charm and modern amenities. Wombwell, once a thriving coal mining town, has transformed into a vibrant community that is both welcoming and intriguing for visitors.

Wombwell is a place where the past and present coexist harmoniously. Its historical roots are evident in the beautifully preserved architecture, while the town's evolution is reflected in its bustling high street, filled with a variety of shops, cafes, and pubs. The town is surrounded by stunning landscapes, offering ample opportunities for nature lovers to explore the picturesque Yorkshire countryside.

#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

#### VALUER

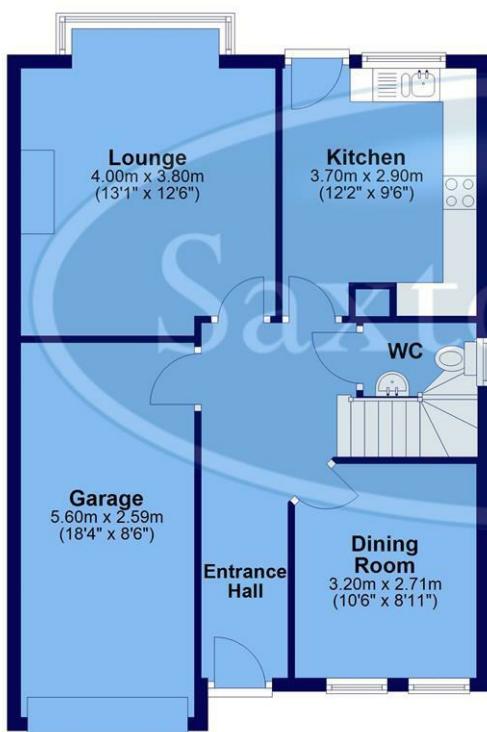
Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



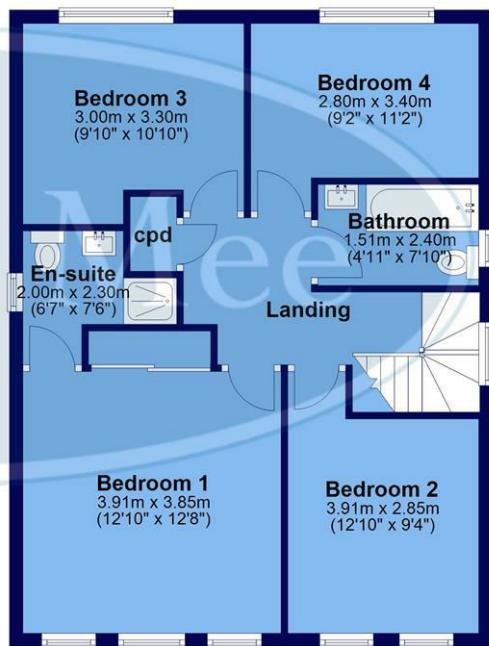
## Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



## First Floor

Approx. 61.9 sq. metres (666.8 sq. feet)



Total area: approx. 126.1 sq. metres (1356.9 sq. feet)

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

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[onTheMarket.com](http://onthemarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	
(B1-B4) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	
(B1-B4) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC