



## 238 Hough Lane

Wombwell, Barnsley, S73 0LL

£140,000



**\*\*FULLY REFURBISHED\*\*** This very spacious mid terrace house would be ideally suited to the first time buyer/younger couple or downsizer. Beautifully presented throughout and with enclosed garden to the rear, the property is located with direct access to the Dearne Valley Parkway for the daily commuter. An internal viewing is a must to appreciate the extensive and well presented accommodation on offer. Having newly fitted gas central heating system and double glazing.





Lounge

Having a front facing reception room with double glazed window, chimney breast wall and radiator. There are LED down-lighters, TV aerial point and ample socket points.

Dining Room

A spacious well appointed dining room having a rear facing double glazed window, radiator, TV aerial point and access to the cellar, LED down-lighters and open aspect to the kitchen.

Kitchen

A newly fitted modern kitchen having wall and base units with roll edge worktop surface which incorporates a stainless steel sink unit with mixer tap, integrated oven, hob, extractor unit and fridge freezer. There is plumbing for a washing machine, rear facing double glazed window and side facing entrance door. Once again there are LED down-lighters to the kitchen area.

Landing

Gives access to all first floor rooms.

Bedroom One

A good size double bedroom having a front facing double glazed window, chimney breast wall, radiator, TV aerial point and again ample socket points.

Bedroom Two

A generously proportioned second bedroom with a rear facing double glazed fire escape window, storage/walk-in wardrobe and radiator, TV aerial point.

Bathroom

A newly fitted well appointed bathroom suite comprising panel bath with shower over, low flush w.c and vanity wash hand basin. There is part tiling to the walls, tiled flooring, chrome ladder rail, storage cupboard and rear facing window with obscure glass.

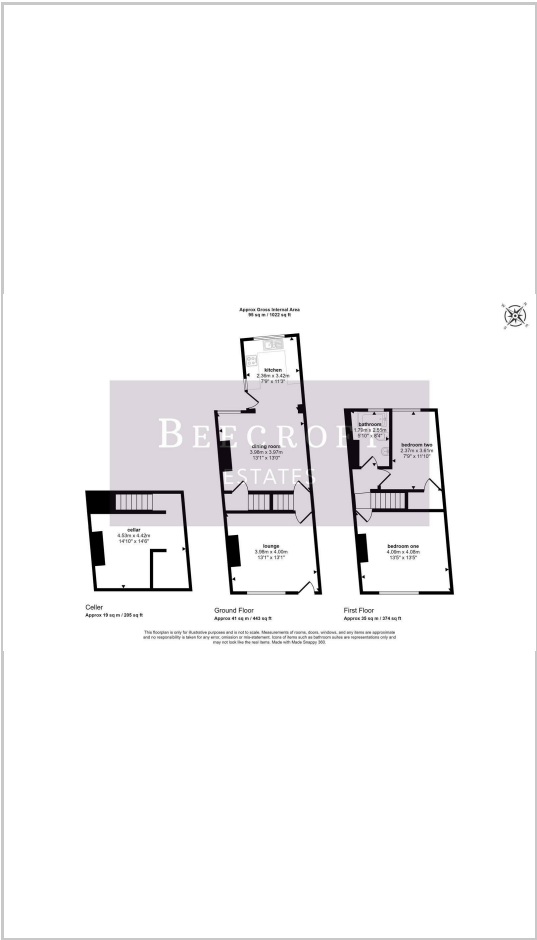
Garden

To the front of the property is a small forecourt with black slate patterned concrete and to the rear is a enclosed garden with lawn area and black slate patterned concrete as well as outside storage.

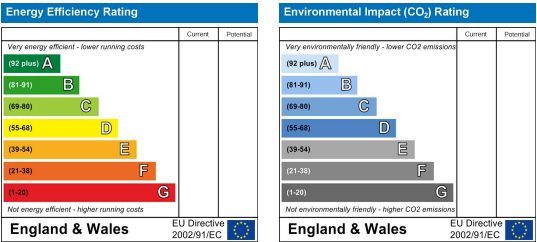
Area Map



Floor Plans



Energy Efficiency Graph



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