



40 Yvonne Grove

Wombwell, Barnsley, S73 8NA

£170,000



Spacious 3-Bedroom Semi-Detached Home in Wombwell, Barnsley – No Onward Chain

Located in a popular residential area of Wombwell, Barnsley, this three-bedroom semi-detached property offers excellent potential and is conveniently situated close to local amenities and transport link roads, making it ideal for families and commuters alike.

The property is ready to move straight into, with just a little TLC needed to truly make it your own. Offering generous internal space, this home also provides scope to extend (subject to the necessary planning permissions), making it a fantastic long-term investment.

Externally, the property boasts a good-sized rear garden—ideal for outdoor living or family use—and ample off-road parking via a private driveway. Offered to the market with no upper vendor chain, ensuring a smooth and hassle-free purchase process.



GROUND FLOOR

ENTRANCE HALL

With stairs rising to the first floor landing, a side-facing double glazed window providing natural light, and a useful storage area, adding practicality to the space.

LOUNGE

A front-facing reception room, neutrally decorated to suit a variety of styles, featuring a radiator and a front-facing double glazed window that allows plenty of natural light into the space.

DINING KITCHEN

A spacious dining kitchen, perfect for family living, featuring a range of country style wall and base units with complementary worktop surfaces incorporating a sink unit with mixer tap, space for a range oven. There is plumbing for a washing machine and ample space for a dining table, making it an ideal space for both everyday meals and entertaining. The room benefits from two rear-facing double glazed windows, providing plenty of natural light, and a radiator for added comfort.

SIDE PORCH

With built-in storage and access to the rear of the property, offering added practicality and convenience.

FIRST FLOOR

BEDROOM ONE

A good-sized bedroom featuring fitted storage/wardrobes, rear-facing double glazed window, and a radiator, offering both comfort and functionality.

BEDROOM TWO

A further double bedroom having fitted storage, double glazed window to the front elevation and radiator.

BEDROOM THREE

A good size third bedroom with laminate flooring, double glazed window and radiator.

BATHROOM

Fitted with a modern three-piece suite comprising a shower cubicle, WC, and wash hand basin. The room also features a double glazed window with obscure glazing for privacy and a radiator for added comfort.

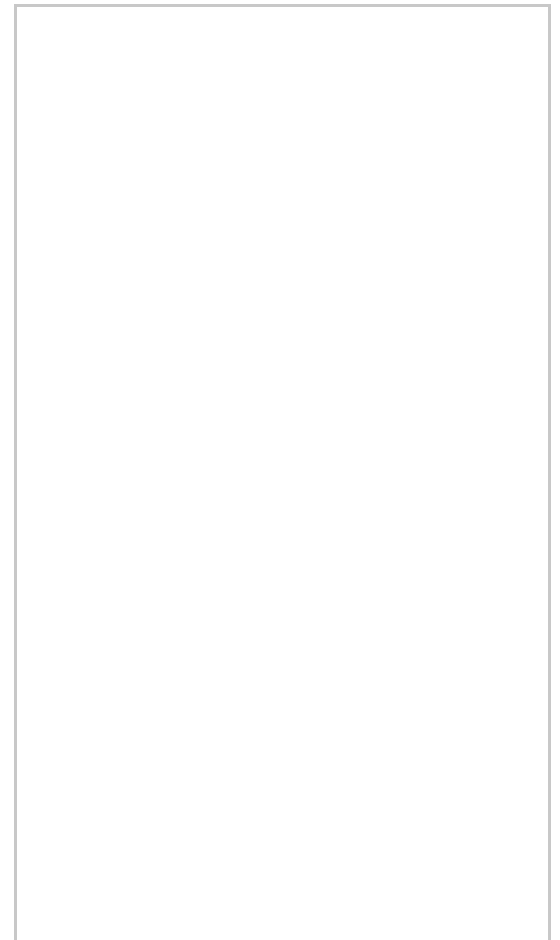
OUTSIDE

To the front of the property is a driveway providing off-road parking, while to the rear lies a good-sized enclosed garden, ideal for families, children, or outdoor entertaining.

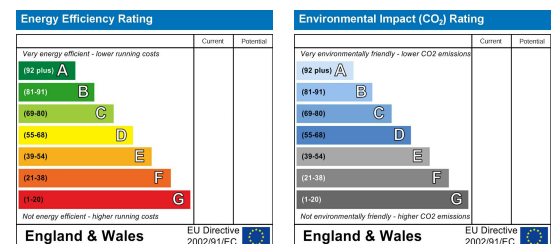
Area Map



Floor Plans



Energy Efficiency Graph



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