



BEECROFT  
ESTATES

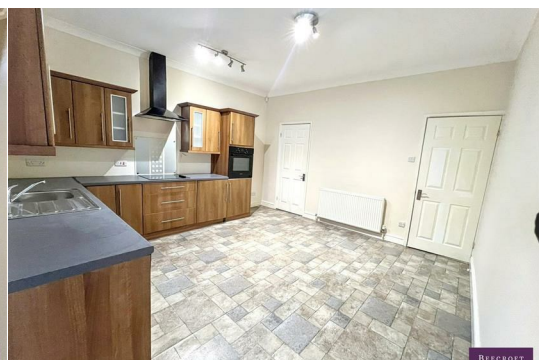
## 303 Hough Lane

Wombwell, Barnsley, S73 0LR

£100,000



**NEST OR INVEST!** A well-presented two-bedroom mid-terrace property offering generous living space, comprising a good size lounge, large dining kitchen, useful cellar, and a small conservatory providing additional usable space, with two bedrooms to the first floor including a smaller second bedroom, and a bathroom benefiting from both a bath and separate shower, making it ideal for first-time buyers or investors. Located in the popular area of Wombwell, the property enjoys a wide range of local shops, supermarkets, cafés, and amenities, excellent transport links including Wombwell train station with routes to Barnsley, Sheffield, and Leeds, easy access to major road networks, nearby schools, parks, and leisure facilities, and a strong community feel with ongoing regeneration, offering a practical and well-located home with good rental potential.



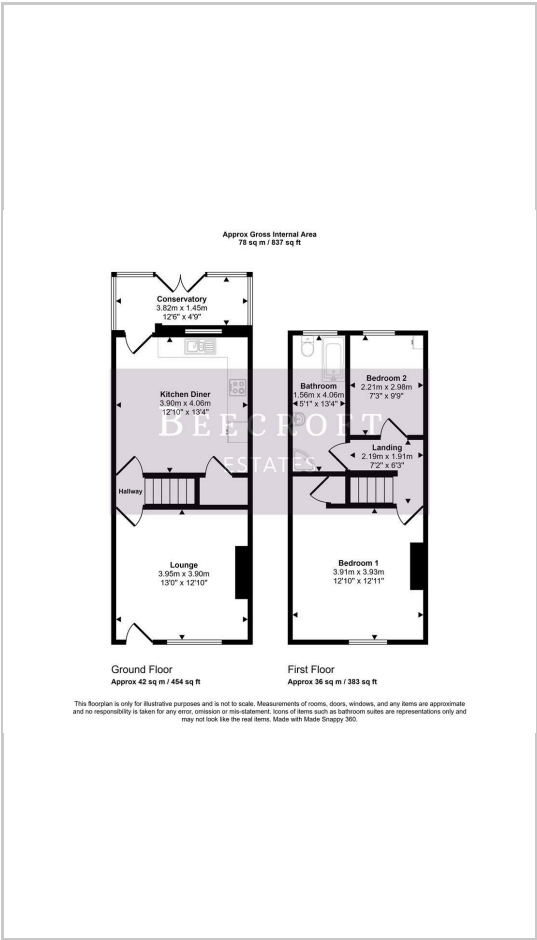


- Lounge
- Dining Kitchen
- Conservatory
- Landing
- Master Bedroom
- Bedroom Two
- Bathroom
- Exterior

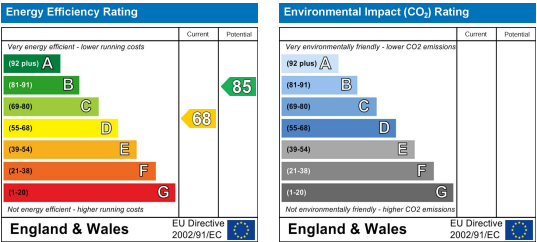
Area Map



Floor Plans



Energy Efficiency Graph



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