



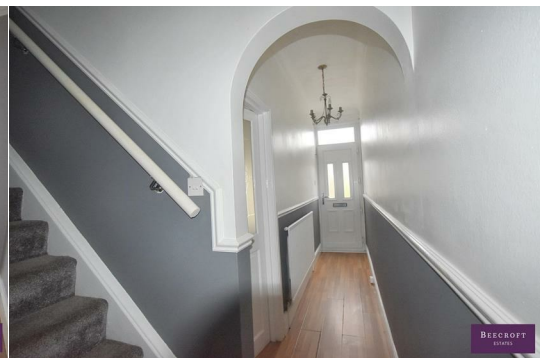
## 96 Park Street

Wombwell, Barnsley, S73 0HS

£120,000



Nest or Invest! This good-sized vacant property in the popular area of Wombwell offers an excellent opportunity for both homeowners and investors. Ready for immediate occupation with no onward chain, it's ideally located close to local amenities, schools, and transport links. With strong rental yield prospects and convenient access to Barnsley, Rotherham, and Sheffield, this property would also make an ideal choice for a first-time buyer.

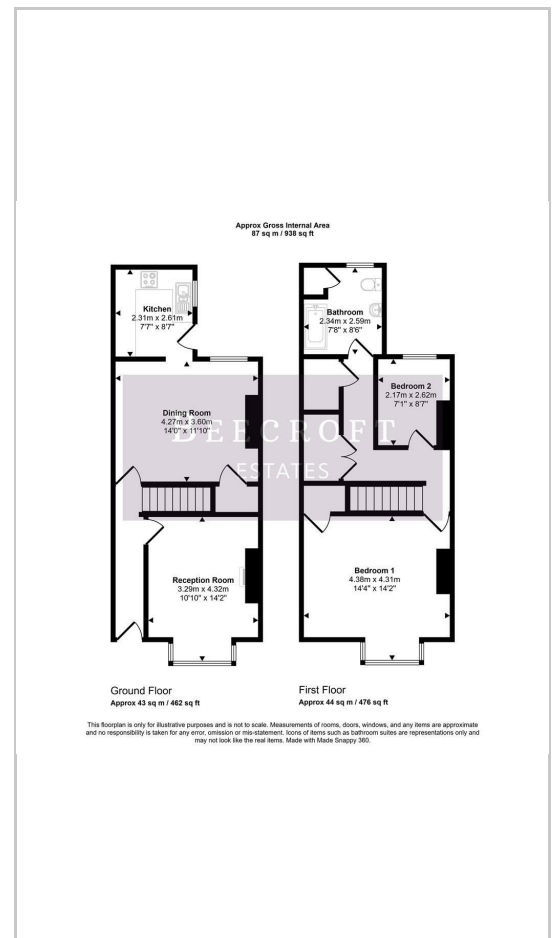


- Entrance Hall
- Lounge
- Dining Room/2nd Reception
- Kitchen
- Landing
- Master Bedroom
- Bedroom Two
- Bathroom
- Exterior

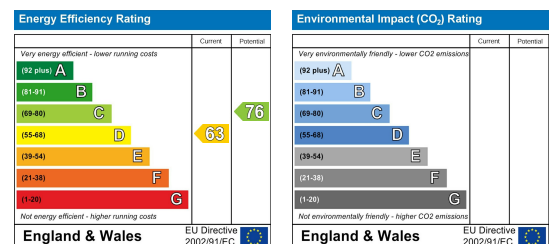
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.