



21 Hough Lane

Wombwell, Barnsley, S73 0DP

Offers In The Region Of £185,000



This truly exceptional three-bedroom semi-detached residence is rich in character, showcasing an array of original features seamlessly blended with stylish, move-in ready accommodation.

Beautifully proportioned throughout, the property enjoys generous living space and is complemented by a substantial rear garden, together with the rare benefit of off-road parking to the rear.

Internally, the home offers three well-appointed bedrooms, a charming lounge centred around a feature log burner, and a separate dining area, also enhanced by a log burner, creating a warm, elegant and inviting atmosphere throughout.

A home of real distinction, this is a rare opportunity to acquire a property of such charm, character and individuality—one that must be viewed to be fully appreciated.



GROUND FLOOR

ENTRANCE HALL

Entered via a composite entrance door, the welcoming entrance hall boasts great character and provides stairs rising to the first floor landing.

LOUNGE

A spacious and characterful lounge featuring an open fireplace with log burner as the main focal point of the room. Beautiful deep coving further enhances the charm and period character, while a bay-sty

DINING ROOM

The dining room is open plan to the kitchen and again features an open fireplace with log burner, creating a warm and inviting atmosphere. Offering ample space for both a dining table and sofa, this versatile area is ideal for entertaining and everyday family living.

The kitchen units and worktop surfaces flow seamlessly through into the dining space, creating a cohesive and sociable open-plan layout. helping to connect both areas into one sociable and functional room. A double glazed window overlooks the rear garden, allowing plenty of natural light throughout.

KITCHEN

The kitchen comprises a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. There is space for a slim range-style cooker and fridge freezer, along with plumbing for a washing machine and dishwasher, creating a practical and functional kitchen space.

A rear-facing double glazed window overlooks the rear garden, allowing natural light to flow through the room.

FIRST FLOOR

LANDING

BEDROOM ONE

A double bedroom offering ample space for wardrobes and a dressing area. The room benefits from a double glazed window and radiator, creating a bright and comfortable living space.

BEDROOM TWO

A further double bedroom featuring a front-facing double glazed window, along with ample space for furniture and a radiator, creating a comfortable and well-proportioned room.

BEDROOM THREE

A good-sized third bedroom, currently utilised as an office but easily accommodating a single bed along with wardrobes and drawers. The room benefits from a double glazed window and radiator, making it a versatile and comfortable space.

BATHROOM

A modern three-piece bathroom suite comprising a shower cubicle, WC, and wash hand basin. The room benefits from a double glazed window with obscure glazing for privacy and a heated ladder rail, creating a stylish and practical bathroom space.

There is also a built-in cupboard which houses the combination boiler, providing useful additional storage.

OUTSIDE

This amazing garden area is partially rented from Barnsley Council at a nominal fee of £40.49 per annum and includes an allocated parking space to the rear. The garden is well laid out with vegetable patches, outdoor storage, and seating areas positioned to enjoy the sun throughout the day, making it ideal for outdoor entertaining and relaxation.

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.

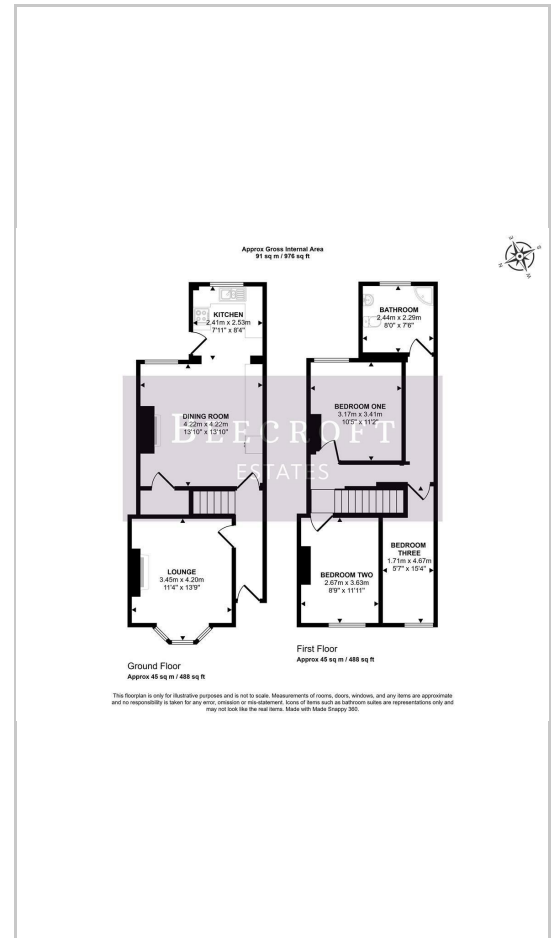
Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk

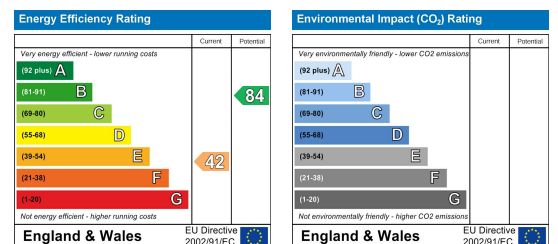
Area Map



Floor Plans



Energy Efficiency Graph



Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk