



## 1 William Street

Wombwell, Barnsley, S73 8JZ

£80,000



Nest or invest in this spacious 2 double bedroom end terrace home located in the popular area of Wombwell. Perfect for first-time buyers, small families, or investors, this property offers generous living space, two large double bedrooms, a dining/2nd reception room and a rear yard. Positioned in a quiet, friendly neighbourhood, it benefits from excellent local amenities, highly rated schools, and great transport links including easy access to the M1 and Wombwell train station—ideal for commuters to Barnsley, Sheffield, and surrounding areas. With strong rental demand in the area, this property also presents a fantastic buy-to-let opportunity. Don't miss your chance to view this versatile home!





Entrance Lobby  
Stairs leading up to the first floor.

Lounge  
A good-sized lounge with a lovely front aspect, offering plenty of natural light and a comfortable space to unwind or entertain."

Dining Room/2nd Reception  
A large and versatile room that can easily serve as a formal dining area or a second reception room. With windows on two sides, it's filled with natural light throughout the day, making it a bright and welcoming space for relaxing or entertaining."

Kitchen  
Kitchen featuring wood-finished wall and base units, space for a cooker and plumbing for a washing machine. It has a side aspect window that lets in natural light and an external door providing easy access to the yard."

Master Bedroom  
A spacious master bedroom with windows on two sides, built-in cupboard, and plenty of space for fitted furniture. It also offers direct access to the main (and only) bathroom for convenience.

Bedroom Two  
Second bedroom at the front of the house, a large double with plenty of space for fitted or free-standing furniture."

Bathroom  
A large bathroom with a side aspect window, featuring a bath, toilet, pedestal sink, and handy storage cupboards.

Exterior  
Rear enclosed yard with potential parking space at the back — a convenient and secure outdoor area.

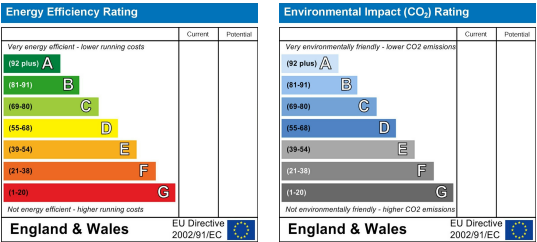
Area Map



Floor Plans



Energy Efficiency Graph



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