



4 Leyfield Place

Wombwell, Barnsley, S73 8BF

£247,500



Spacious Four-Bedroom Home – No Chain Involved

Offered with no onward chain, this generously proportioned four-bedroom home is ideal for growing families or those seeking flexible living space.

The accommodation includes three first-floor bedrooms, with the master benefiting from its own en-suite shower room. Additionally, the ground floor features a spacious fourth bedroom—also with an en-suite—making it perfect for guests, multigenerational living, or a private home office.

The property also offers a bright and spacious living room, a well-equipped dining kitchen, and a conservatory extension to the rear—providing a great flow of living space and access to the rear garden.

Further benefits include gas central heating, double-glazed windows, and owned solar panels that generate an additional income for the property.



GROUND FLOOR

ENTRANCE

A front-facing entrance door opens into the hallway, where stairs rise to the first floor.

LOUNGE

An excellent-sized main reception room featuring a front-facing window, an understairs storage cupboard, and an open archway leading into the dining kitchen. Wood-effect flooring flows seamlessly from the living room into the dining kitchen, enhancing the sense of space and continuity.

DINING KITCHEN

A generously sized kitchen fitted with a comprehensive range of wall and base units, offering ample worktop space and a convenient breakfast bar. Integrated appliances include an electric oven and hob with extractor fan above. The sink is positioned beneath one of two rear-facing windows, allowing plenty of natural light. A wall-mounted gas boiler is neatly housed within a wall cupboard. Rear-facing French doors open directly into the conservatory, providing a lovely flow into the garden area.

CONSERVATORY

A good-sized room, currently used as a dining room, with French doors opening out to the rear garden.

DOWNSTAIRS WC

WC and wash hand basin.

BEDROOM FOUR

A very useful ground floor bedroom featuring a front-facing window and a fitted wardrobe.

EN-SUITE

Leading off the ground floor bedroom, the en-suite features a shower cubicle with shower, low flush WC, and wash basin.

FIRST FLOOR

MASTER BEDROOM

A generously sized double bedroom featuring a rear-facing window and fitted wardrobes.

EN-SUITE

Stylishly appointed throughout, the en-suite leads off bedroom one and features a vanity unit incorporating a WC and wash basin, a front-facing window, and a double-sized shower cubicle with shower.

BEDROOM TWO

Another excellent double bedroom, featuring three front-facing windows and a generous range of fitted wardrobes.

BEDROOM THREE

A third bedroom featuring a rear-facing window.

HOUSE BATHROOM

A house bathroom fitted with a modern white suite comprising a bath, wash basin set into a vanity unit, and low flush WC. The room features a rear-facing window and partial wall tiling.

OUTSIDE

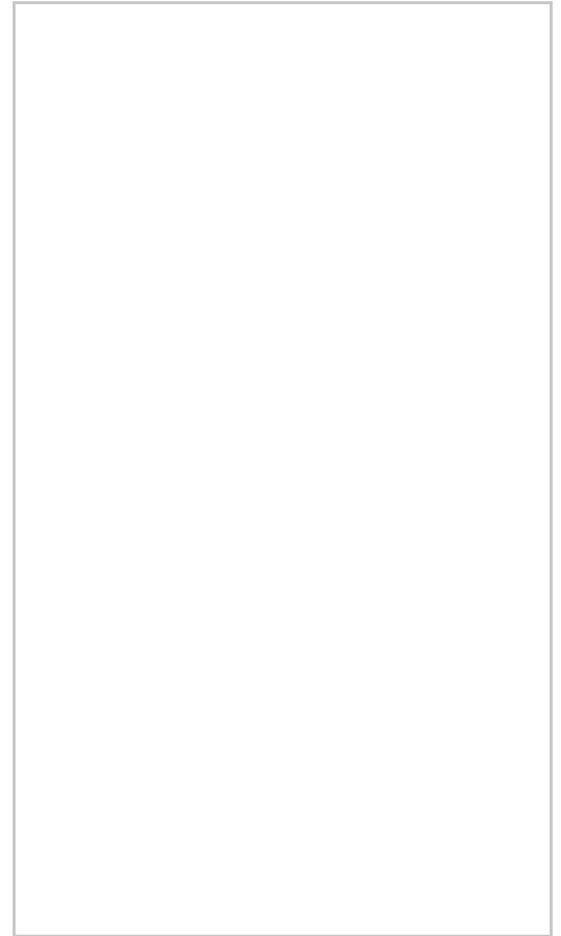
To the front of the property, there is substantial off-road parking providing space for several vehicles.

The private, well-proportioned rear garden is mainly laid to lawn and features a paved patio area—ideal for outdoor entertaining and relaxation.

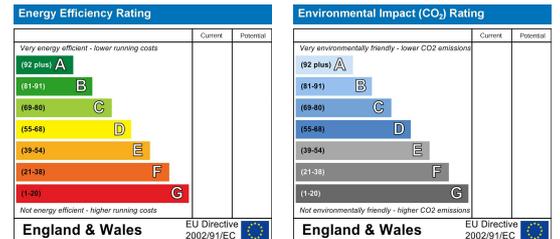
Area Map



Floor Plans



Energy Efficiency Graph



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