



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

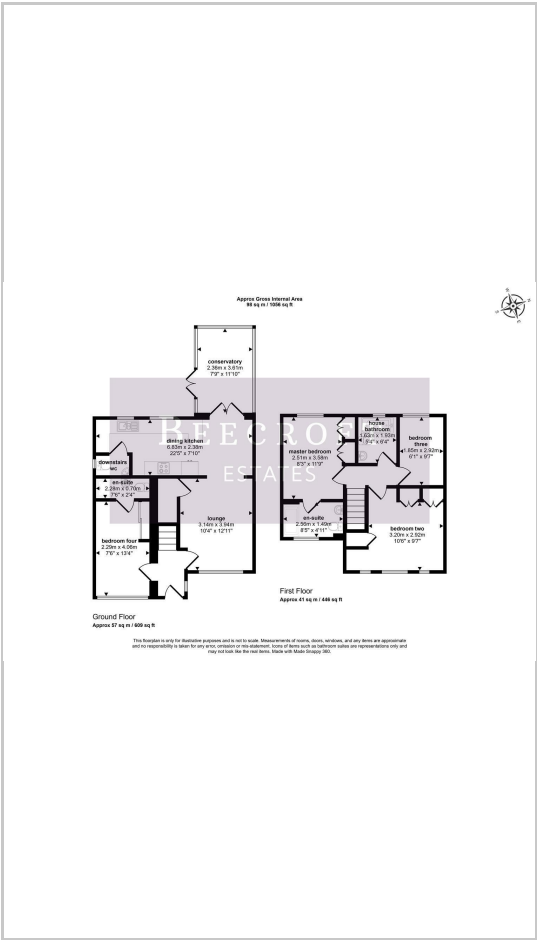
To the front of the property, there is substantial off-road parking providing space for several vehicles.

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

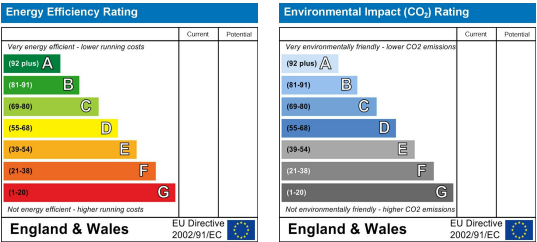
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.