



42 Rose Grove

Wombwell, Barnsley, S73 8ND

Offers Around £200,000



This well-presented three-bedroom semi-detached home is situated in a fantastic location, close to local amenities, excellent transport links, schools, and shops—everything right on your doorstep. The property boasts a bright sun room, a larger-than-average rear garden, ample parking via a gated driveway, and a garage. Inside, you'll find three generously sized bedrooms and a modern family bathroom, making it an ideal home for families or those looking for extra space.



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall featuring a composite front door, laminate flooring, a side-facing window, and a staircase rising to the first-floor landing.

LOUNGE

A front-facing lounge filled with ample natural light, featuring a focal fireplace, TV aerial point, and central heating radiator.

BREAKFAST KITCHEN

Featuring a fantastic range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. The kitchen includes an integrated oven, hob, and extractor, as well as a built-in fridge freezer and washing machine. Additional benefits include a pantry and storage cupboard, double glazed window overlooks the rear garden and doors opening into the sunroom.

SUNROOM

Enjoys a fantastic view over the pond and garden area.

FIRST FLOOR

BEDROOM ONE

A double bedroom with double glazed window, fitted storage and radiator.

BEDROOM TWO

A further double bedroom with double glazed window, fitted storage and radiator.

BEDROOM THREE

A good sized third bedroom with double glazed window and radiator.

BATHROOM

Fitted with a three-piece suite comprising a bath with shower over, WC, and wash hand basin. The room also benefits from two double-glazed windows with obscure glazing and a central heating radiator.

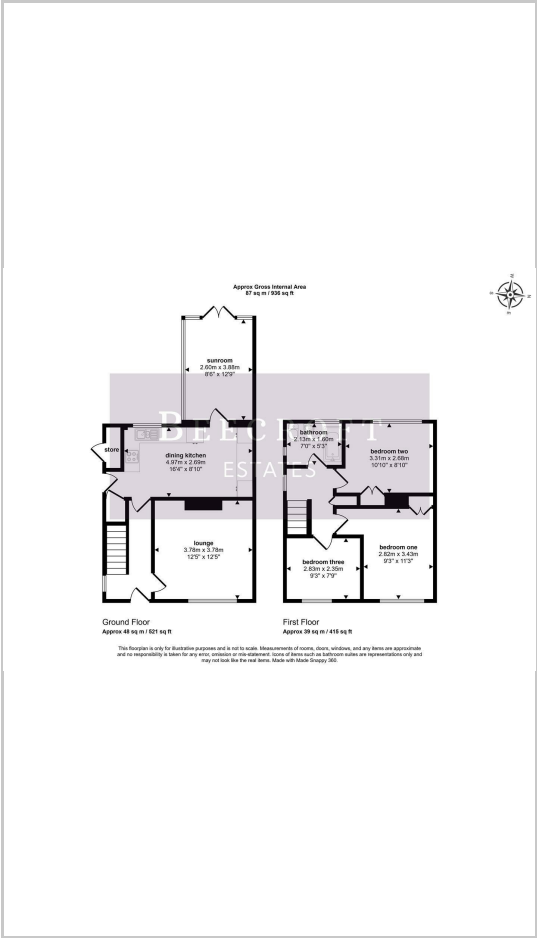
OUTSIDE

To the side of the property, there is a gated driveway providing ample off-road parking, along with a small front garden area. To the rear, you'll find a larger-than-average garden featuring a pond, a lawned area, a seating space, and a charming summerhouse—perfect for relaxing or entertaining.

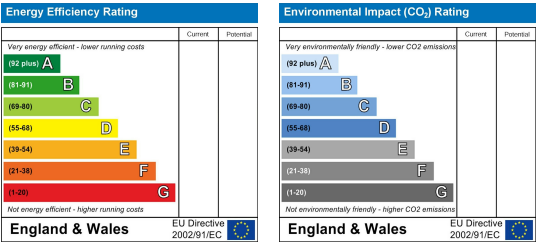
Area Map



Floor Plans



Energy Efficiency Graph



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