

2 Melville Street

Wombwell, Barnsley, S73 8HJ

£110,000



A charming stone-fronted end-terrace home offering well-proportioned accommodation, including a lounge, kitchen, two bedrooms, and a bathroom, along with a good-sized rear garden.

An ideal investment opportunity with a potential rental income of approximately £700–£750 PCM. Conveniently positioned close to local amenities and excellent transport links, making it appealing to a range of buyers.



GROUND FLOOR

LOUNGE

Having a front-facing entrance door and double glazed window, along with a TV aerial point.

KITCHEN

Comprising a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap, integrated oven with hob and extractor unit. There is plumbing for a washing machine and space for a fridge freezer. The room also benefits from a rear entrance door, double glazed window, and access to the stairs and cellar.

FIRST FLOOR

BEDROOM ONE

A double bedroom with a double glazed window and radiator.

BEDROOM TWO

A further good-sized room with a built-in cupboard, along with a rear-facing double glazed window and radiator.

BATHROOM

A three-piece suite comprising a bath with shower over, WC, and wash hand basin, along with a chrome heated ladder-style towel rail. The room also benefits from a window with obscure glazing.

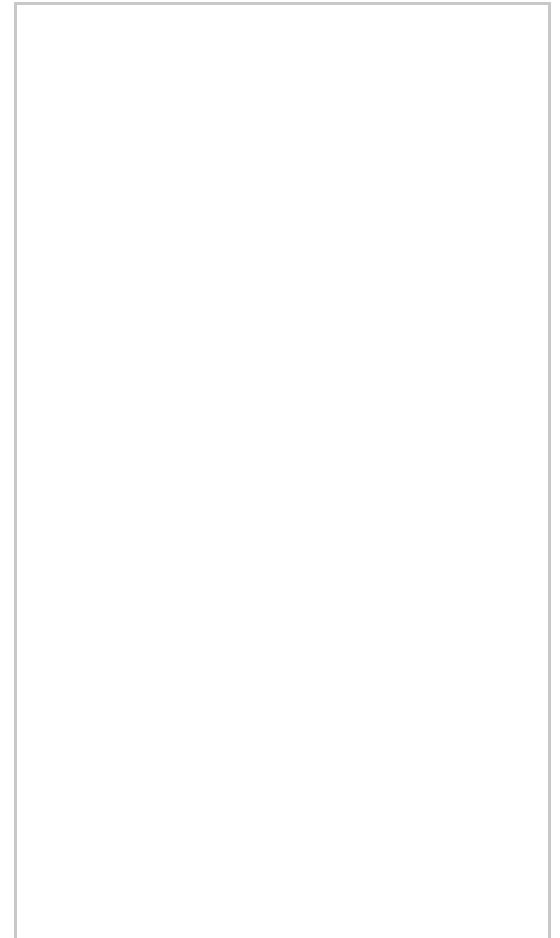
OUTSIDE

To the rear is a good-sized garden area featuring a patio seating space and astro turf.

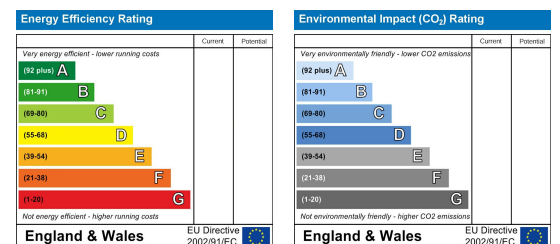
Area Map



Floor Plans



Energy Efficiency Graph



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