



## 75 Haverhill Grove

Wombwell, Barnsley, S73 0DY

£160,000



A well-proportioned two-bedroom mid-townhouse, ideally positioned on a popular cul-de-sac within Haverhill Grove, Wombwell. The property boasts two generous double bedrooms, with the master benefiting from fitted wardrobes and a private en-suite.

Externally, the home offers off-road parking for two vehicles and an enclosed rear garden. Internally, a conservatory extension creates an impressive open-plan living space, seamlessly connecting with the lounge area, kitchen, and a convenient ground-floor WC—perfect for modern family living and entertaining.

This attractive home is ideally suited to first-time buyers or a small family and must be viewed to be fully appreciated.





GROUND FLOOR

ENTRANCE

The entrance hall provides access to the first-floor landing via the staircase and includes a convenient ground-floor WC.

LOUNGE

A cosy yet spacious lounge featuring a front-facing double-glazed window and a radiator. A door provides access to the useful understairs storage, while the open-plan layout seamlessly connects with the conservatory, creating ample space for a dining table and versatile family living.

CONSERVATORY

The conservatory provides a versatile space, ideal as a dining area or playroom for young children, and features a radiator for year-round comfort. French-style doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

KITCHEN

The kitchen comprises a stylish range of wall and base units with coordinating worktop surfaces, incorporating an oven, hob, and extractor unit. Plumbing is provided for a washing machine & dishwasher, with space for a fridge freezer. A rear-facing double-glazed window overlooks the garden, and a radiator completes this practical and well-appointed space.

DOWNSTAIRS WC

The downstairs WC comprises a WC and wash hand basin, complemented by a window with obscure glazing for privacy.

LANDING

The landing area is bright and airy, featuring a double-glazed window, built-in storage, and loft access, providing both natural light and practical functionality.

FIRST FLOOR

MASTER BEDROOM

The master bedroom is generously sized and features fitted furniture, a front-facing double-glazed window, and a radiator. A door provides convenient access to the en-suite bathroom.

EN-SUITE

The en-suite comprises a modern three-piece suite, including a shower cubicle, WC, and wash hand basin. Additional features include a radiator and a window with obscure glazing for privacy.

BEDROOM TWO

A well-proportioned double bedroom featuring a front-facing double-glazed window and a radiator, offering a bright and comfortable living space.

FAMILY BATHROOM

The bathroom is fitted with a contemporary three-piece suite, comprising a bath, WC, and wash hand basin. Additional features include a radiator and a window with obscure glazing for privacy.

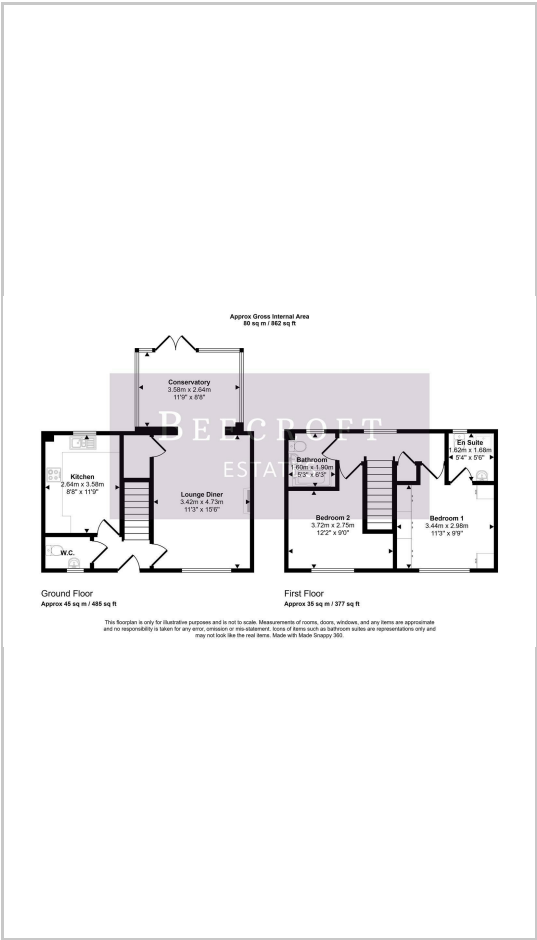
OUTSIDE

To the front, a driveway provides convenient off-road parking for two vehicles. To the rear, a generous garden offers a mix of lawn and patio seating, creating an ideal outdoor space for relaxing or entertaining.

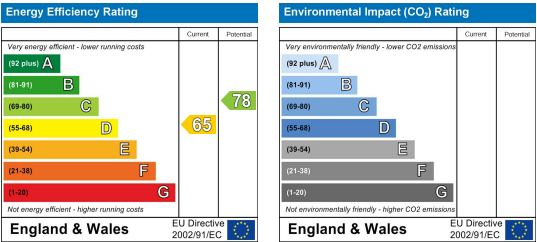
Area Map



Floor Plans



Energy Efficiency Graph



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