



BEECROFT  
ESTATES

## 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 under-stairs 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.

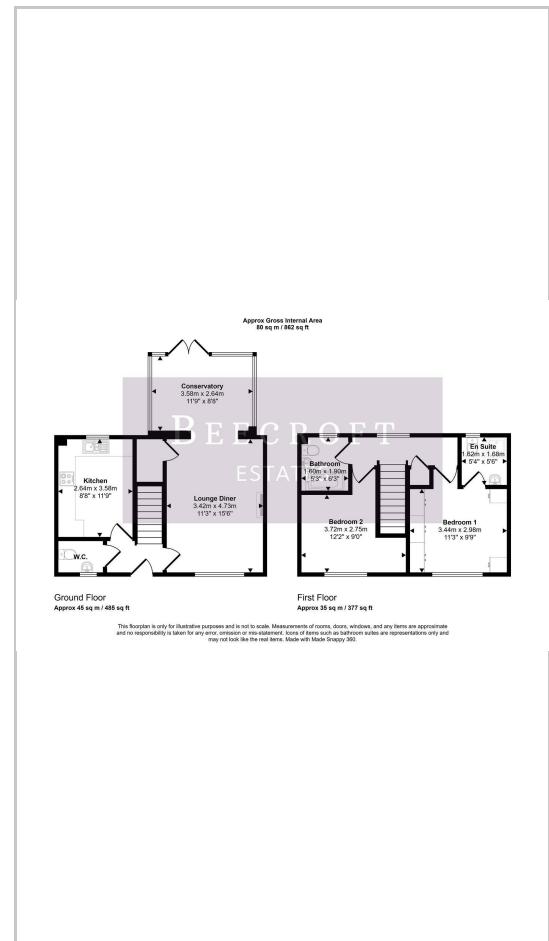
#### OUTSIDE

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.

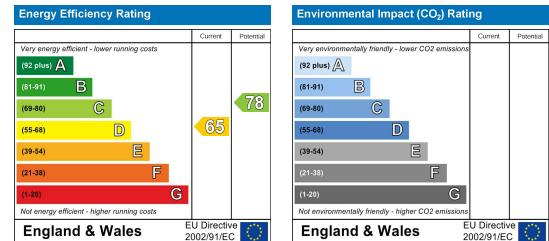
## Area Map



## Floor Plans



## Energy Efficiency Graph



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