



## 35 Cemetery Road

Wombwell, Barnsley, S73 8HZ

Offers In The Region Of £95,000



Situated on Cemetery Road in Wombwell, this versatile property presents an excellent opportunity for both landlords and first-time buyers. Previously rented out, it comes with all the necessary documents for landlords to expand their portfolio confidently. Its prime location near Wombwell High Street ensures easy access to local amenities, making it a convenient and vibrant place to live. With a potential monthly rent of £525, this property promises attractive returns for investors. Simultaneously, it also serves as an ideal first-time buyer home, offering a stepping stone onto the property ladder in a desirable location.





GROUND FLOOR

Lounge

Accessed via the UPVC double glazed door, the lounge has a wood fire surround to the chimney breast with marble hearth and back plate as the focal point of the room. A floral feature wall fits well in well with the pastel coloured carpet to the floor covering.

Dining/Kitchen

An open plan kitchen diner is the ideal space for entering, the room has ample space for a family sized dining table and chairs and benefits from a storage cupboard beneath the staircase. The galley style kitchen has a range of oak effect wall and base units with an integral cooker hood and ceramic sink with drainer. A freestanding cooker fits perfectly central to the kitchen and a space is available with plumbing for a free standing washing machine.

FIRST FLOOR

Master Bedroom

Located to the front elevation is a generously proportioned master bedroom with storage cuboard above the staircase and neutral decor throughout.

Second Bedroom

Decorated to a modern standard with laminate flooring to the floor covering.

Family Bathroom

Comprising of a three piece white suite which includes a bath with shower above and glass shower screen, wash basin with chrome mixer tap and low flush WC. A UPVC double glazed window with obscure glass is perfect for privacy and a useful storage cupboard is ideal for towels. The room has white decor and mosaic style vinyl to the floor covering.

OUTSIDE

To the front of the property is a stone wall to the boundary with an opening giving access to the front entrance. To the rear is an enclosed garden with brick wall to the boundary with wooden tall gate which provides access to the alley that runs down the back of the property. A brick built outbuilding is ideal for storage.

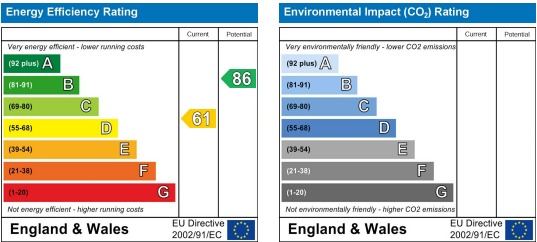
Area Map



Floor Plans



Energy Efficiency Graph



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