



## 21 Park Hollow

Wombwell, Barnsley, S73 0HN

£365,000



BE QUICK TO SNAP UP THIS DIVINE PROPERTY!! A RARE OPPORTUNITY TO ACQUIRE THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME!!! Move right in, sit back, relax and enjoy this very appealing family home that will instantly impress!! An internal inspection is absolutely essential to appreciate this truly outstanding four bedroom detached family home, perfect for any growing family. Located on a desirable quiet cul-de-sac, in this sought after Wombwell area of Barnsley being convenient for travelling to Barnsley Town Centre and the surrounding areas via the Deane Valley Parkway and with good access to the M1 motorway. VIEWING HERE IS AN ABSOLUTE MUST AND COMES HIGHLY RECOMMENDED!!



### Entrance Hall

Welcoming entrance hall gives access to the cloakroom and the glass balustrade staircase rises to the first floor accommodation.

### Cloakroom

Comprising a vanity sink and low flush WC. A front facing double glazed window allows light.

### Lounge

Relax in this well presented lounge with rear french doors giving access to the conservatory and allowing lashings of natural.

### Conservatory

Additional versatile space, having a radiator and ceiling down lighters.

### Kitchen

Kitchen comprising a range of modern handleless wall and base units with laminate work tops inset stainless steel sink with mixer tap. The room has a neutral colour scheme to the walls with ceiling down lighters. This lovely kitchen boasts a stainless steel electric fan oven, 4 ring gas hob, stainless steel extractor fan, plumbing for a washing machine and space for a under counter fridge/freezer. A rear external door gives access to the well set garden.

### Dining Room/ 2nd Reception Room

Front aspect dining room providing great additional versatile space, the room is finished in contemporary style with laminate flooring.

### Converted Garge

A versatile space which can be utilised as a playroom, laundry room or further relaxation area.

### Utility Room

This space has been converted from the back of the garage and provides plumbing.

### Landing

Gives access to a useful storage cupboard and the loft via a ladder which is part boarded for storage.

### Master Bedroom

Rear aspect master bedroom is finished in neutral décor with feature wall and laminate flooring. This lovely room boasts fitted wardrobes providing a vast amount of hanging and storage space.

### En-Suite

Modern en-suite comprising a shower cubicle with electric shower, vanity wash hand basin and low flush wc. A side aspect window allows ventilation and light.

### Bedroom Two

The second rear aspect bedroom is double in size and is neutrally decorated with feature wall and laminate flooring. Space is available for either free standing or fitted furniture.

### Bedroom Three

The third front aspect double bedroom has a neutral colour scheme to the walls with feature wall and laminate flooring. Space is available for you to install your own storage solutions if required.

### Bedroom Four

The fourth and final front aspect bedroom is a good size single room finished in neutral décor with laminate flooring. Space is available for you to install your own storage solutions if required.

### Family Bathroom

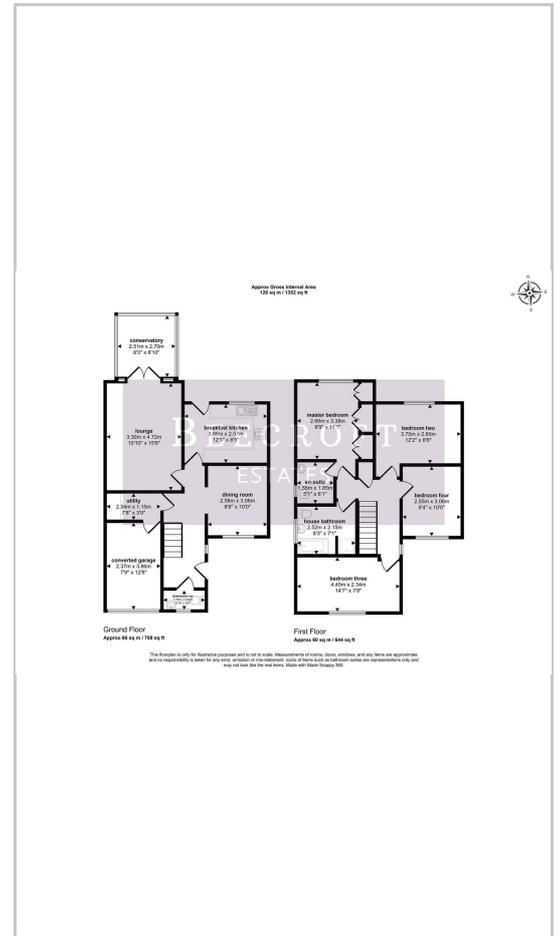
Bathroom comprising a combination unit, bath with shower attached and shower cubicle with electric shower. A side obscure aspect allows for ventilation and light.

### Exterior & Gardens

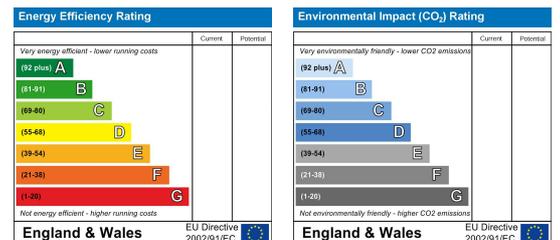
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftstates.co.uk www.beecroftstates.co.uk