



# 17 Hemingfield Road

Wombwell, Barnsley, S73 0LX

£200,000



This three-bedroom detached home is located on the popular Hemingfield Road in Wombwell. Requiring some modernisation, the price reflects the potential on offer.

The property features a lengthy driveway providing ample parking, which leads to the rear garden area. Inside, there is a dining kitchen, a reception room, three well-proportioned bedrooms, and a bathroom.

With no upper vendor chain, this home is ready to view and offers excellent potential for a variety of buyers. Ideally situated within walking distance to the train station, local amenities on your doorstep, and excellent commuter links via nearby road networks.



## GROUND FLOOR

### SIDE ENTRANCE

The side entrance provides access to the downstairs accommodation and benefits from a good-sized storage cupboard.

### LOUNGE

A well-proportioned lounge featuring a front-facing double-glazed window, a radiator, and stairs rising to the first-floor landing.

### DINING KITCHEN

A range of wall and base units with worktop surfaces incorporating a sink unit with mixer taps. Integrated appliances include an oven, hob, extractor unit, fridge, and freezer. There is also plumbing for a washing machine, a rear-facing double-glazed window, and French doors opening out to the garden.

## FIRST FLOOR

### LANDING

Loft access and storage.

### BEDROOM ONE

Having a double glazed window and radiator.

### BEDROOM TWO

Double glazed window and radiator.

### BEDROOM THREE

A third bedroom with radiator and double glazed window.

### BATHROOM

A three piece suite.

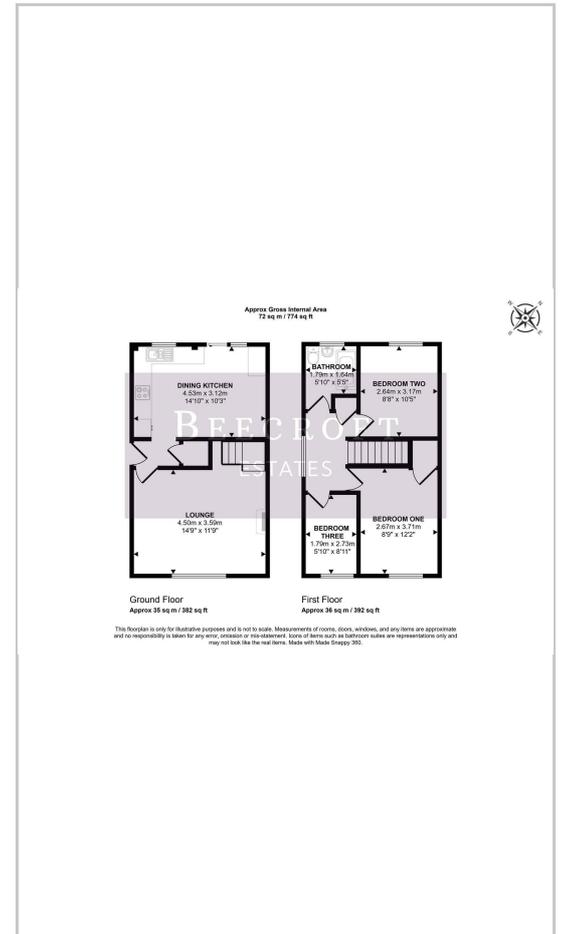
### OUTSIDE

To the front, there is a lengthy driveway providing ample off-road parking. To the rear, there is a garden area, perfect for outdoor use.

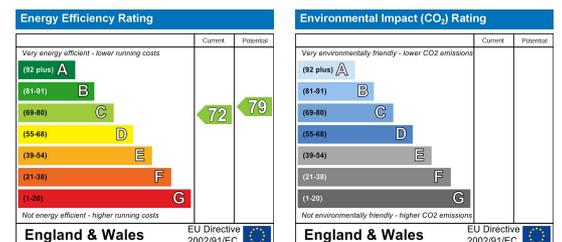
## Area Map



## Floor Plans



## Energy Efficiency Graph



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

Tel: 01226 340110 Email: [info@beecroftestates.co.uk](mailto:info@beecroftestates.co.uk) [www.beecroftestates.co.uk](http://www.beecroftestates.co.uk)