



## 34 Bartholomew Street

Wombwell, Barnsley, S73 8LE

£115,000



Ideal First Time Buyer or Investment Opportunity

This well presented two-bedroom mid terraced home is ready to move into and offers an excellent opportunity for first-time buyers, investors or those looking to add to their property portfolio.

The property is conveniently located close to a range of local amenities, transport links and major road networks, with Wombwell train station within walking distance, making it an ideal choice for commuters.

For investors, the property offers potential rental income in the region of £700 pcm, providing an attractive opportunity to generate a rental return from a well-located property.

With its move-in-ready condition, convenient location and rental potential, this is a property well worth viewing.



Ground Floor

Lounge

A front facing lounge featuring the entrance door, double glazed window, radiator and feature fireplace.

Kitchen Diner

A generously proportioned dining kitchen comprising a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, extractor and fridge/freezer, with plumbing provided for a washing machine. There is ample space for a dining table, while a rear-facing entrance door provides access to the outside. A double-glazed window and door provide access to the stairs.

Bathroom

A three piece suite comprising a bath, WC and wash hand basin. The bathroom also benefits from a window with obscure glazing and a radiator.

First Floor

Landing

Giving access to all first floor rooms & loft.

Bedroom One

Front facing double bedroom having double glazed window and radiator.

Bedroom Two

Rear facing good sized single bedroom, radiator & double glazed window.

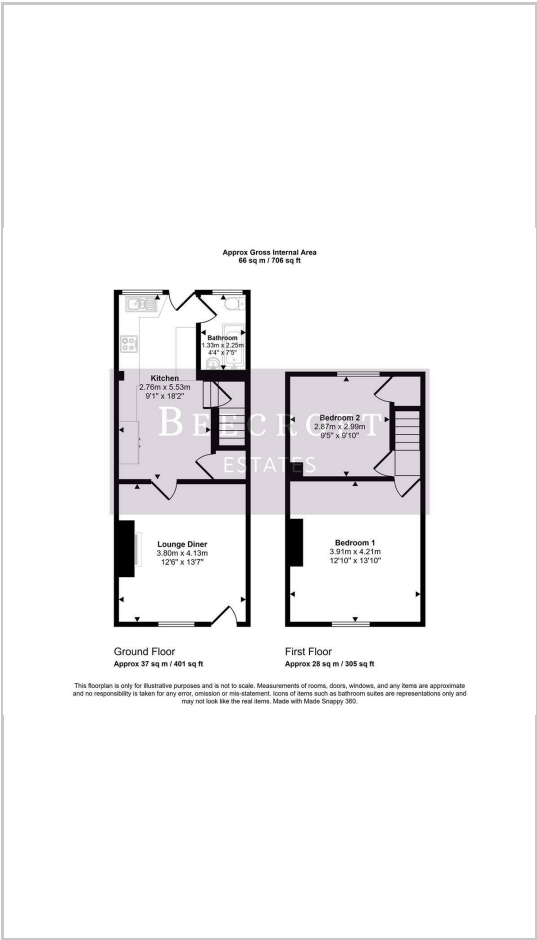
Exterior

To the front the property enjoys an enclosed separation garden with low stone walls & gate with paved pathway. To the rear the property has a enclosed yard & garden.

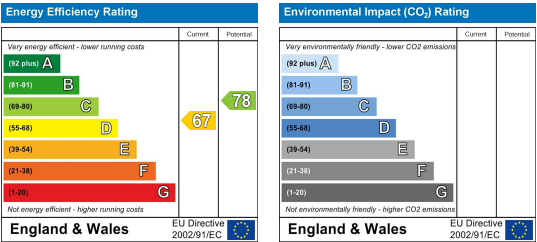
Area Map



Floor Plans



Energy Efficiency Graph



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