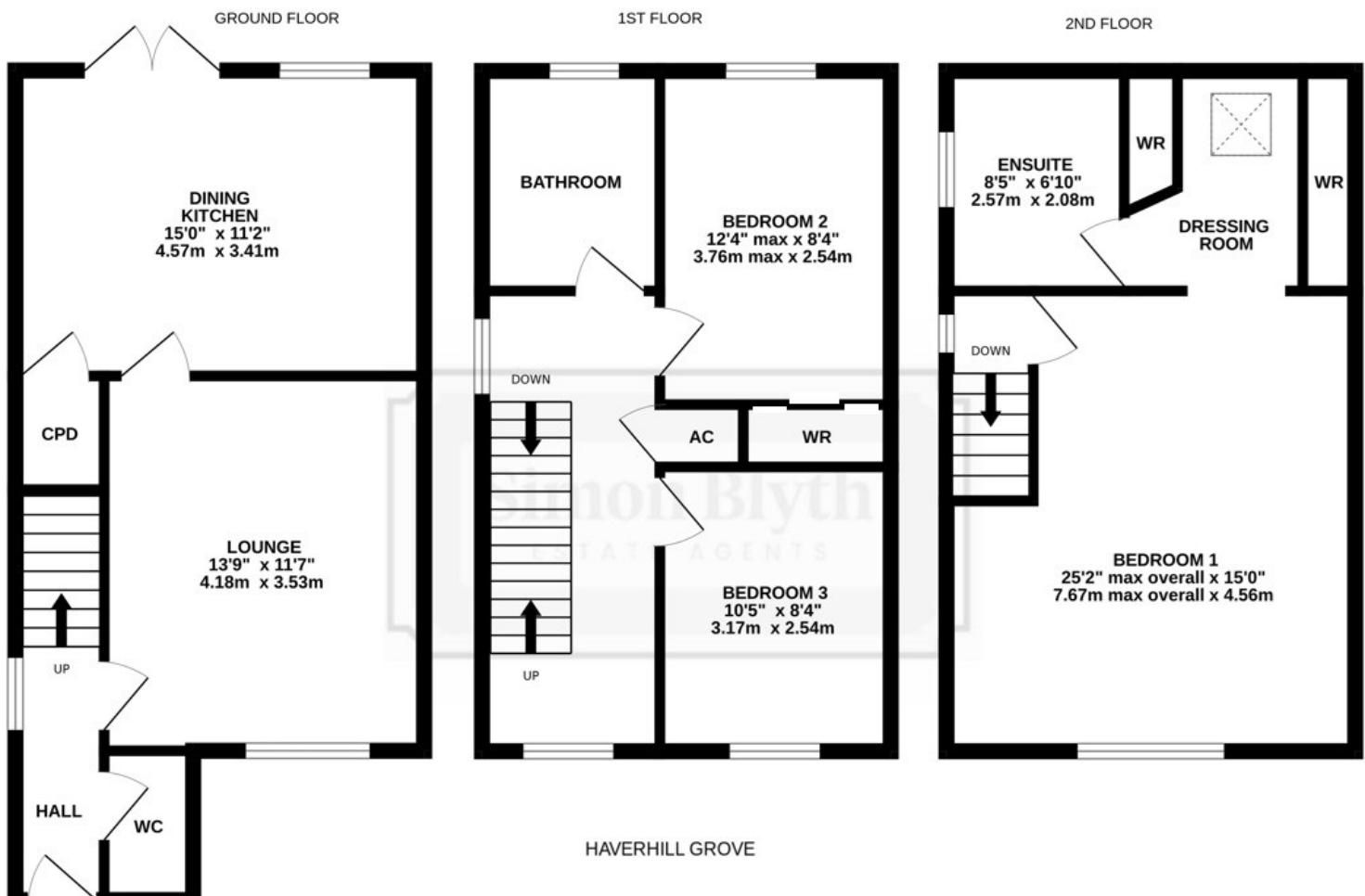




**61 HAVERHILL GROVE, WOMBWELL, BARNSLEY, S73 0DY**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

SITUATED IN A QUIET CUL-DE-SAC POSITION, IN A POPULAR RESIDENTIAL AREA, THIS PROPERTY IS BEING BROUGHT TO THE MARKET WITHOUT AN UPPER VENDOR CHAIN. THIS THREE BEDROOM, THREE STOREY TOWN HOUSE IS CLOSE TO COMMUTER LINKS, AMENITIES AND SCHOOLING. IT IS A MUST VIEW PROPERTY.

The property briefly comprises to ground floor: lounge, dining kitchen and W.C. To the first floor there are two good sized bedrooms and family bathroom. To the second floor, the primary bedroom with walk in dressing area and en-suite. To the exterior, there is a lawned garden with raised borders and patio areas.

**Offers Around £200,000**

## GROUND FLOOR

### ENTRANCE HALL

Entrance is gained via a timber door with two inset opaque glass panels. There is a ceiling light point, uPVC double glazed window to the side elevation, central heating radiator, stairs rising to the first floor and doors leading to the following rooms:

### DOWNSTAIRS W.C.

Comprising of a two-piece suite, in white, with a high flush WC, wall mounted corner hand basin with tiled splashback, ceiling light point, uPVC double glazed opaque window and central heating radiator.

### LOUNGE

Measurements – 13'9" x 11'7" (4.18m x 3.53m)

A well-proportioned sized room with space for a two-piece suite. The main focal point is an electric fire with wooden mantelpiece, marble surround and hearth. There is a ceiling light point, central heating radiator and uPVC double glazed window to the front elevation.



## KITCHEN

Measurements – 15'0" x 11'2" (4.57m x 3.41m)

A range of base and wall mounted units, with white shaker style fronts and a wood effect laminate worktop and tiled splashback. There is a four-ring gas stove with extractor fan over the top and integrated oven below. Plumbing for a washing machine and space for further appliances. A one and a half bowl stainless steel sink with drainer and mixer tap over. Two ceiling light points, central heating radiator, door to storage cupboard, uPVC double glazed window to the rear elevation and uPVC double glazed French style patio doors lead outside.



## FIRST FLOOR

### FIRST FLOOR LANDING

A staircase rises from the entrance hall to the first floor landing with a ceiling light point, two uPVC double glazed windows and access to the airing cupboard. From here we access the following rooms:



### BEDROOM 2

Measurements – 12'4" x 8'4" (3.76m x 2.54m)

A double bedroom with ceiling light point, central heating radiator, built-in wardrobes and uPVC double glazed window to the rear elevation.



### BEDROOM 3

Measurements – 10'5" x 8'4" (3.17m x 2.54m)

A generous sized bedroom with ceiling light point, central heating radiator and uPVC double glazed window to the front of the property.



### FAMILY BATHROOM

Comprising of a four piece sanitary suite in white with high flush WC, a pedestal hand basin, bath and shower cubicle, with an electric Triton shower. There is an extractor fan, central ceiling light point, central heating radiator, uPVC double glazed opaque window and the room is partially tiled.



## SECOND FLOOR

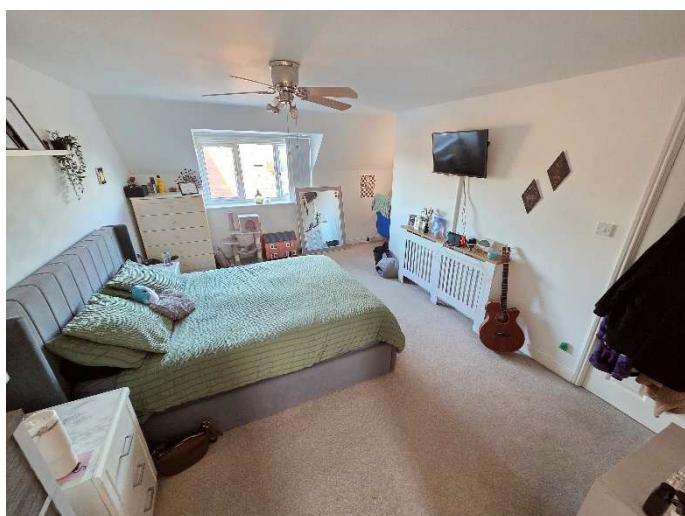
### SECOND FLOOR LANDING

A staircase rises to the second floor landing with a ceiling light point, a uPVC double glazed window to the side elevation and a central heating radiator. From here we access the following room.

### BEDROOM 1

Measurements – 25'2" x 15'0" max overall (7.67m x 4.56m max overall)

A generous sized bedroom with a ceiling fan with lights and a separate ceiling light point. Loft access, two central heating radiators, built-in wardrobes in dressing room, uPVC double glazed window to the front of the property and a rooflight to the rear of the property.



## EN-SUITE

Measurements – 8'5" x 6'10" (2.57m x 2.08m)

Comprising of a four-piece sanitary suite in white with a high-flush WC, pedestal hand basin, bath and shower cubicle with an electric Triton shower. There is a ceiling light point, extractor fan, UPVC double-glazed opaque window and a central heating radiator. The room is partially tiled.



## OUTSIDE

### EXTERNAL FRONT

To the front of the property, there is a drive with parking for three vehicles and a garage, which has power and lighting. Three steps and paved path gives access to the front door.

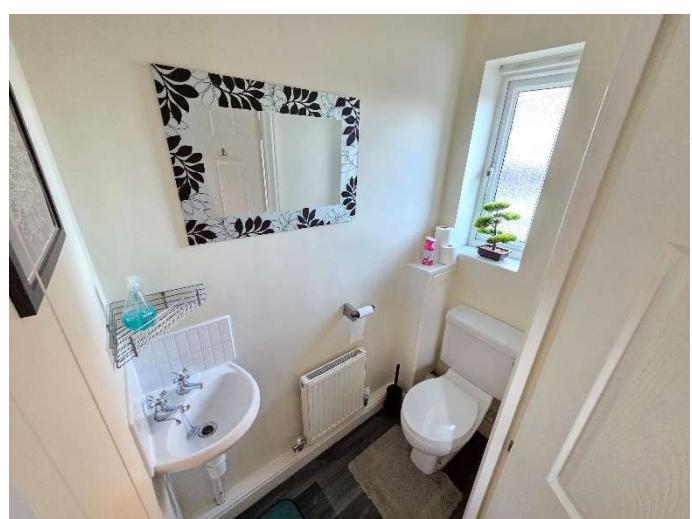
### EXTERNAL REAR

To the rear is a flagged patio area with lawn, which continues to rear and side of property, hard standing for a shed and raised border. External security lights, tap and double power socket.



61, Haverhill Grove, Wombwell, Barnsley, S73 0DY





## ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority - Barnsley Metropolitan Borough Council

Council tax band – D

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Details printed 31/12/2025

**PROPERTY VIEWING NOTES**

# Simon Blyth

ESTATE AGENTS

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