

Freehold

Asking Price: £215,000

Kilncroft, Wombwell, Barnsley, S73



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QUALITY AND CONVENIENCE IN ABUNDANCE WITH THIS BEAUTIFULLY APPOINTED FOUR BEDROOM SEMI DETACHED HOME!

Viewing is highly recommended to appreciate the attractive accommodation on offer from this four bedroom three storey semi detached home. The residence is perfectly placed for the commuter as it provides great access to Wombwell rail station along with the Dearne Valley Parkway that in turn leads to the M1 motorway network. Placed on a sought after modern development and briefly comprising an entrance hallway, ground floor WC and a dining kitchen. To the first floor is a landing, three bedrooms and a family bathroom. To the second floor is the master bedroom with en-suite shower room. Externally the property occupies a corner plot and has gardens to the front and rear with a driveway and garage to one side. Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Having a side facing entrance door and a radiator. Stairs rise to the first floor and doors open to the lounge and kitchen.

Lounge 4.45 x 3.52. (The latter measurement increases to 4.26 into the bay) A pleasant room overlooking the garden via the UPVC double glazed bay window and French doors. There are two radiators and a side facing UPVC double glazed window.

Kitchen Diner 3.97 x 3.83. (The latter measurement is taken to the front of the fitted units) Fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in electric oven and microwave, integrated fridge freezer, washing machine and dishwasher. Having tiling to splashback height and to the floor, downlights to the ceiling and a radiator. A cupboard houses the central heating boiler and there is UPVC double glazed bay window and a radiator.

Landing Having a useful storage cupboard and doors open to the first floor bedrooms and family bathroom. Stairs rise to the second floor.

Bedroom 2 4.47 x 2.46. Two UPVC double glazed windows and a radiator.

Bedroom 3 3.45 x 1.91. UPVC double glazed window and a radiator.

Bedroom 4 2.64 x 2.46. UPVC double glazed window and a radiator.

Family Bathroom 2.15 x 1.88. Fitted with a white suite comprising a panelled bath with shower screen and monsoon head shower over, low flush WC and a vanity wash hand basin. Having tiling to the walls, side facing UPVC double glazed window, shaver point and a heated chrome towel rail.

Landing A door opens to the master bedroom.

Master Bedroom 4.46 x 3.99. (The latter measurement increases to 4.98) Having a range of fitted wardrobes, loft access, UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.90 x 2.04. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to splashback height, storage cupboard, UPVC double glazed window and a heated chrome towel rail.

Outside The property occupies a corner plot and has a lawned garden with a variety of shrubs to the front. At the rear is a well appointed and enclosed garden that enjoys a flagged patio and lawn. Off road parking is provided by a driveway that in turn leads to the garage.

Garage Up and over door, power and lighting.

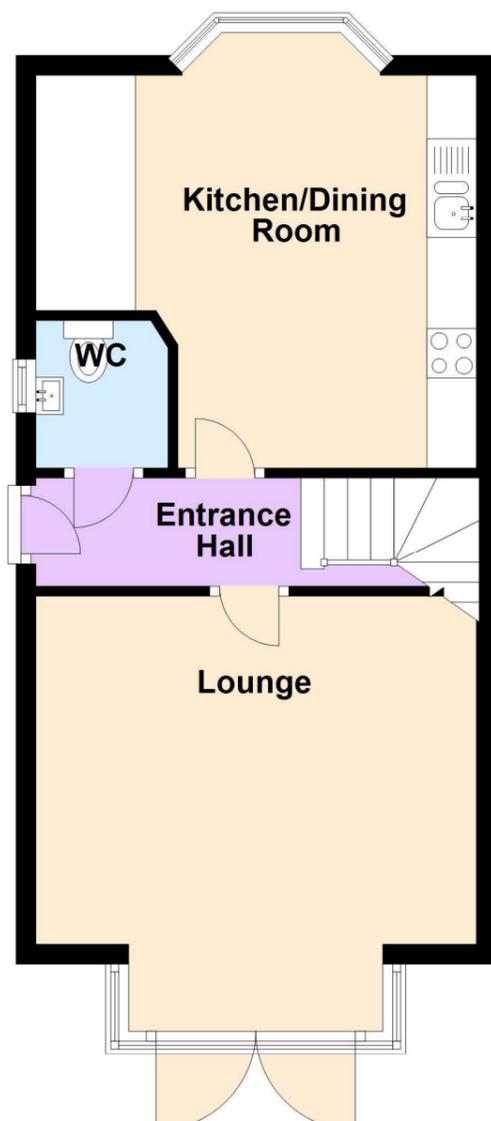


- Modern four bedroom three storey semi detached
- Beautifully appointed
- Driveway and garage
- Popular location
- Well placed for Wombwell rail station
- Ideally located to access Dearne Valley Parkway/M1
- Master bedroom with en-suite
- Viewing is highly recommended!

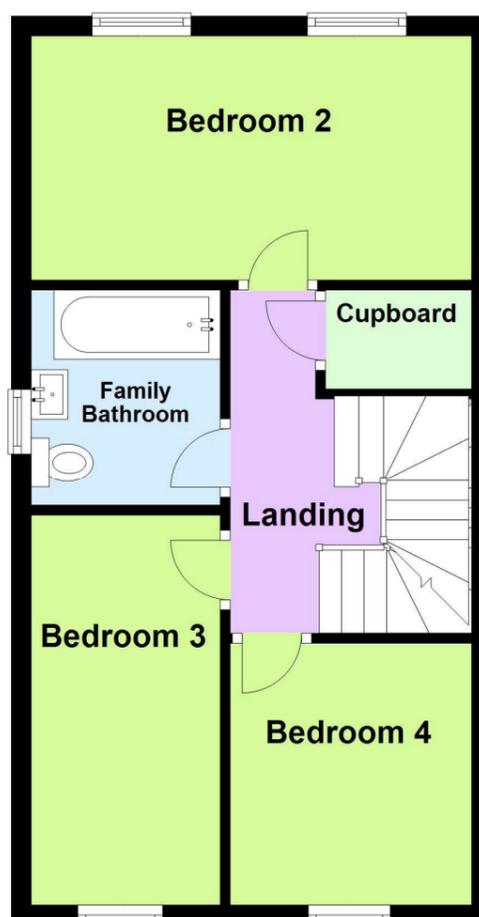
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

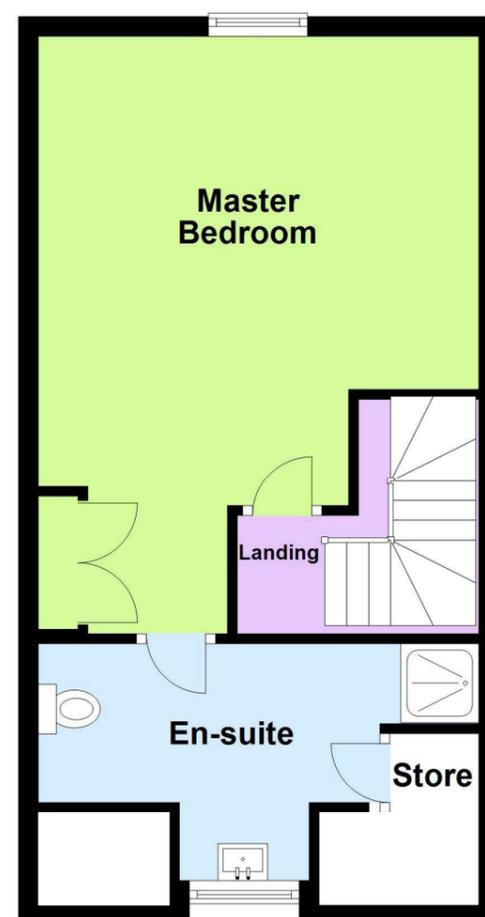
Ground Floor



First Floor



Second Floor



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