



£160,000 Offers Over

Woodbourn Gardens, Wombwell, Barnsley

Town House | 3 Bedrooms | 2 Bathrooms

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms
- Master with Ensuite and Dressing Room
- Modern Open Plan Living
- Downstairs WC
- Spacious Living Accommodation Over Three Floors
- Large Private Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking
- VIEWING ADVISED...!

Property Description

BEAUTIFULLY PRESENTED, BE QUICK THIS WILL SELL...HIDDEN AWAY ON WOODBURN GARDENS IN WOMBWELL...!

Uflit are more than delighted to welcome to the market this three-bed family home set over three floors, offering MODERN and SPACIOUS living throughout.

Main Particulars

BEAUTIFULLY PRESENTED, BE QUICK THIS WILL SELL...HIDDEN AWAY ON WOODBURN GARDENS IN WOMBWELL...!

Uflit are more than delighted to welcome to the market this three-bed family home set over three floors, offering MODERN and SPACIOUS living throughout. Beautifully appointed boasting a welcoming hallway, a fabulous open plan breakfast kitchen flowing through to the lounge and a downstairs wc. Accommodating the first floor are two ample sized bedrooms and a family bathroom, to the second floor a master bedroom with ensuite and a large walk-in wardrobe. The outside has curb appeal with an open aspect frontage where a private road leads to a driveway providing off-road parking. To the rear a landscaped garden with large patio areas creating a fantastic outdoor entertaining space. Located on a popular modern development in Wombwell, close to local amenities, excellent transport links and schools. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730.

Council Tax Band: C

Tenure: Leasehold (975 years)

10.01.2014) Short particulars of the lease(s) (or under-lease(s))

under which the land is held:

Date : 6 December 2013

Term : 999 years from 31 August 2007 less 10 days

Parties : (1) Strata Homes Midlands Limited

(2) Katie Louise Walton

Entrance hall

A delicate canopy invites you through a glazed composite door to a cosy hallway with Amtico flooring seamlessly flowing through to open plan living area. Carpeted spindled stairs to the first-floor accommodation, radiator, understairs recess storage and doors to the kitchen and wc.

WC

Comprising of wash hand basin with tiled splash back, low level wc, tiled flooring and radiator.

Open Plan breakfast kitchen/ lounge w: 4.2m x l: 7.3m (w: 13' 9" x l: 23' 11")

A beautiful kitchen with a range of modern wall and base units with complimentary worksurface areas with a counter top sink and tiled back panels. Integrated appliances to include a built-in oven, electric hob with stainless steel back panel, extractor fan and plumbing for further utilitis. A front facing upvc window illuminates this space, a radiator adds warmth and split Amtico to carpet to the offset lounge area gives a sense of separation whilst retaining the open plan aspect. To the lounge,

two further radiators add warmth and rear facing French doors allow an abundance of light to flow through whilst opening onto the private rear garden. Sizes to maximum measurements.

FIRST FLOOR:

Landing

A carpeted spindled landing with doors giving access to bedrooms two and three, family bathroom and a further door given access to a carpeted spindled stairs to the second floor master bedroom with a front facing upvc window and radiator.

Bedroom 2 w: 4.2m x l: 3.2m (w: 13' 9" x l: 10' 6")

A large double bedroom with two rear facing upvc windows, carpeted flooring and radiator.

Bedroom 3 w: 2.3m x l: 2.3m (w: 7' 7" x l: 7' 7")

An ample sized third bedroom with radiator carpeted flooring and a front facing upvc window.

Family Bathroom w: 2.3m x l: 1.7m (w: 7' 7" x l: 5' 7")

A beautifully appointed family bathroom comprising of a panelled bath with overhead shower and screen, low level wc and wash hand basin. Modern partially tiled walls with contrasting tiled flooring and radiator.

SECOND FLOOR:

Master bedroom w: 3.6m x l: 3.1m (w: 11' 10" x l: 10' 2")

Commanding the second floor is this tastefully appointed master bedroom featuring an open spindled staircase, front facing upvc window, carpeted flooring and radiator. Over stairs storage and doors giving access to the ensuite and dressing room. Sizes to maximum measurements.

Ensuite w: 2.3m x l: 2.9m (w: 7' 7" x l: 9' 6")

A further modern shower room tastefully appointed, comprising of a built-in shower with decorative panelled back panels, low level wc and wash hand basin with tiled back panel. Vinyl flooring, radiator, built-in storage cupboard and a Velux window.

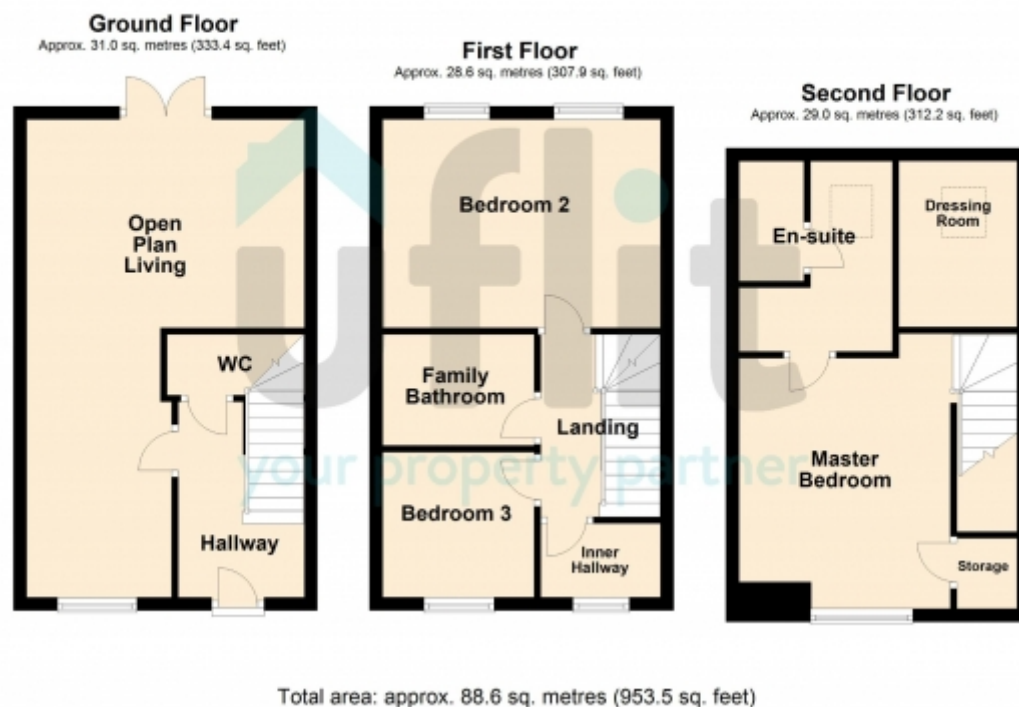
Dressing Room w: 1.9m x l: 2.8m (w: 6' 3" x l: 9' 2")

A stylish dressing room with a range of modern fitted furniture, carpeted flooring, radiator and a further Velux window.

Outside

This house has curb appeal... An open aspect frontage with low maintenance slate and shrubbed borders and off-road parking for two vehicles. To the rear you will find a landscaped garden where a paved patio wraps around lawned gardens with rear gated access and not overlooked.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5BE

Telephone: 01709 912730



www.uflit.co.uk