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38a BARNSLEY ROAD, WOMBWELL, BARNSLEY S73 8DD

PRICE: £139,950

VIEWING: STRICTLY BY APPOINTMENT THROUGH THE AGENTS

A period building dating back to 1903, having far reaching views across Wombwell and the surrounding areas and being a former children's residence (and formerly registered as a Children's Home). Boasting extremely generous proportions throughout is this period stone built bay windowed semi detached property set over 3 floors. An internal inspection would be highly recommended to appreciate the size and character of accommodation. The property benefits from full upvc double glazing, a gas fired central heating system as well as 4 double bedrooms and further development potential. The property is also located within the heart of Wombwell boasting fantastic commuting links and both served by local amenities. The property comprises of entrance hallway into lounge/dining room, dining room/kitchen, lower ground floor, there is a laundry room, utility, office/study, stairs and landing, 4 double bedrooms with en suite facilities, house bathroom and separate toilet.

GROUND FLOOR

Entering through the side aspect through a large wooden door opening into the entrance hallway providing access to the lounge/dining room, staircase rising to the first floor and a downstairs W.C. There is also a radiator and decorative cove moulding to the ceiling.

LOUNGE

Measuring 25'2 x 16'3 (7.67 x 4.95) Having a double bay windowed aspect to the front with upvc double glazed windows set within, this is a generous room being split into a dining area and lounge and the focal point of the room is a marble hearth with electric fire and wood surround. There is also decorative cove moulding to the ceiling and 2 large radiators.



DINING ROOM/BREAKFAST AREA

Measuring 14'3 x 9'11 (4.34 x 3.02) A rear facing reception room having a upvc double glazed window, decorative cove moulding to the ceiling and a radiator and this in turn provides access to the kitchen.



KITCHEN

Measuring 11'4 x 14'1 (3.45 x 4.29) A rear facing room having both wall and base units in a modern style with a role top work surface incorporating 3 circular sink units with mixer tap over. Also integrated within the units is a dishwasher, oven, microwave, 2 x 2 ring gas hobs, fridge and freezer. There is also a fire escape door opening out to the rear, vinyl finish to the floor, part tiling to the walls and a upvc double glazed window with views across the countryside. This in turn also provides access to the lower ground level via a staircase.



LOWER GROUND FLOOR

The staircase steps down to a hallway area providing access to an under stairs cupboard, a study/bedroom with en suite facilities, radiator and external door. There is also a laundry room/utility having both wall and base units in a modern style.

UTILITY/KITCHEN 2
Having both wall and base units in a contemporary style with a role top work surface incorporating a circular sink with mixer tap over and also a stainless steel single drainer sink unit with mixer tap over. Integrated within the units is an oven, 4 ring hob, washing machine, dryer, boiler, fridge and freezer. There is also a upvc double glazed window, rear door and radiator.

The staircase rises to the first floor.

STAIRCASE
An original wooden staircase curves round to the first floor landing providing access to the first floor accommodation comprising of 4 double bedrooms, bathroom and W.C. There is also a loft hatch providing access to the loft space.

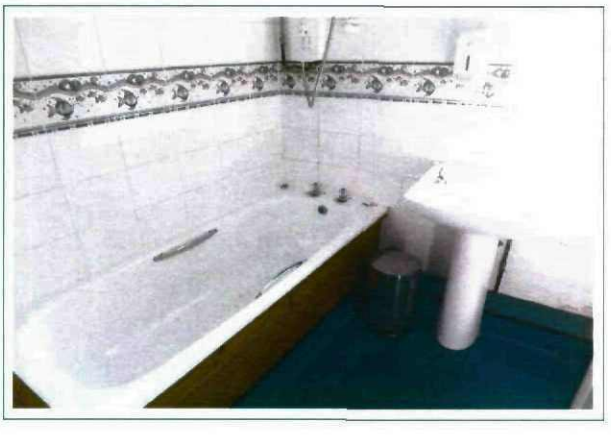
BEDROOM ONE
Measuring 11'5 x 14' (3.48 x 4.27) Commanding far reaching views across Wombwell and the surrounding areas, having a upvc double glazed window and radiator. There is also a small house sink unit.

BEDROOM TWO
Measuring 15'1 x 10'1 (4.6 x 3.07) A good size rear facing double room again having far reaching views across Wombwell and surrounding areas, there is also a radiator and a house sink unit.

BEDROOM THREE
Measuring 13'5 x 12'11 (4.09 x 3.94) A good size front facing double room having a large upvc double glazed window, radiator and this room also has en suite facilities with a fitted shower cubicle with plumbed in shower and part tiling to the walls, vinyl finish to the floor and there is also a separate toilet and wash hand basin with tiled splash back. Also within this room there is decorative cove moulding to the ceiling.

BEDROOM FOUR
Measuring 13'1 x 11'10 (3.99 x 3.61) A good size front facing double room again having a upvc double glazed window, radiator, decorative cove moulding to the ceiling and also a house sink unit.

BATHROOM
Having a 2 piece white suite comprising of a low flush W.C., panelled bath with single tap and shower over. There is full tiling to the walls with a central border, vinyl finish to the floor, radiator and double glazed window.



W.C.
A separate W.C. unit having full tiling to the walls with a central decorative border, vinyl finish to the floor and a double glazed window.

MEASUREMENTS:- These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

EXTERNALLY
To the front of the property there is a stone built wall with wrought iron railings above and a small courtyard before the property. To the side there is a concrete pathway providing access to the side aspect and also to the rear. To the rear of the property there is an enclosed rear garden, mainly lawned, having a garden shed, large pebbledashed outbuilding and detached oversized single garage.







DIRECTIONS
Proceed from Barnsley town centre via Doncaster Road towards Stairfoot. Upon reaching Stairfoot take the 3rd exit onto Barnsley Road continuing towards Wombwell. Turn right at the roundabout onto Barnsley Road where the property will be found on your left hand side.

These details were prepared from an inspection of the property and information provided by the vendor on 5th September, 2011 .

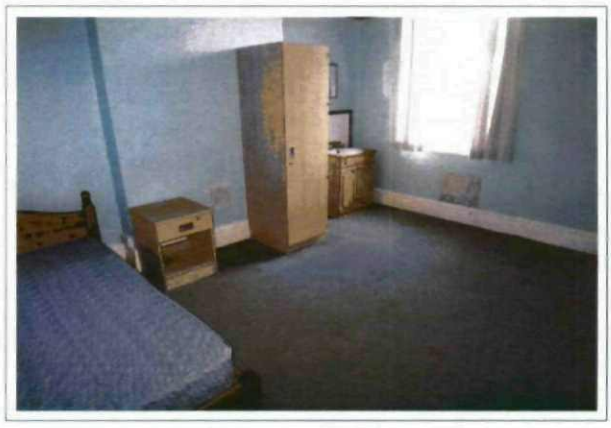
SERVICES Mains electricity Mains water Mains gas Mains drainage

ADDITIONAL NOTE Fixtures and fittings by separate negotiation











MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract

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