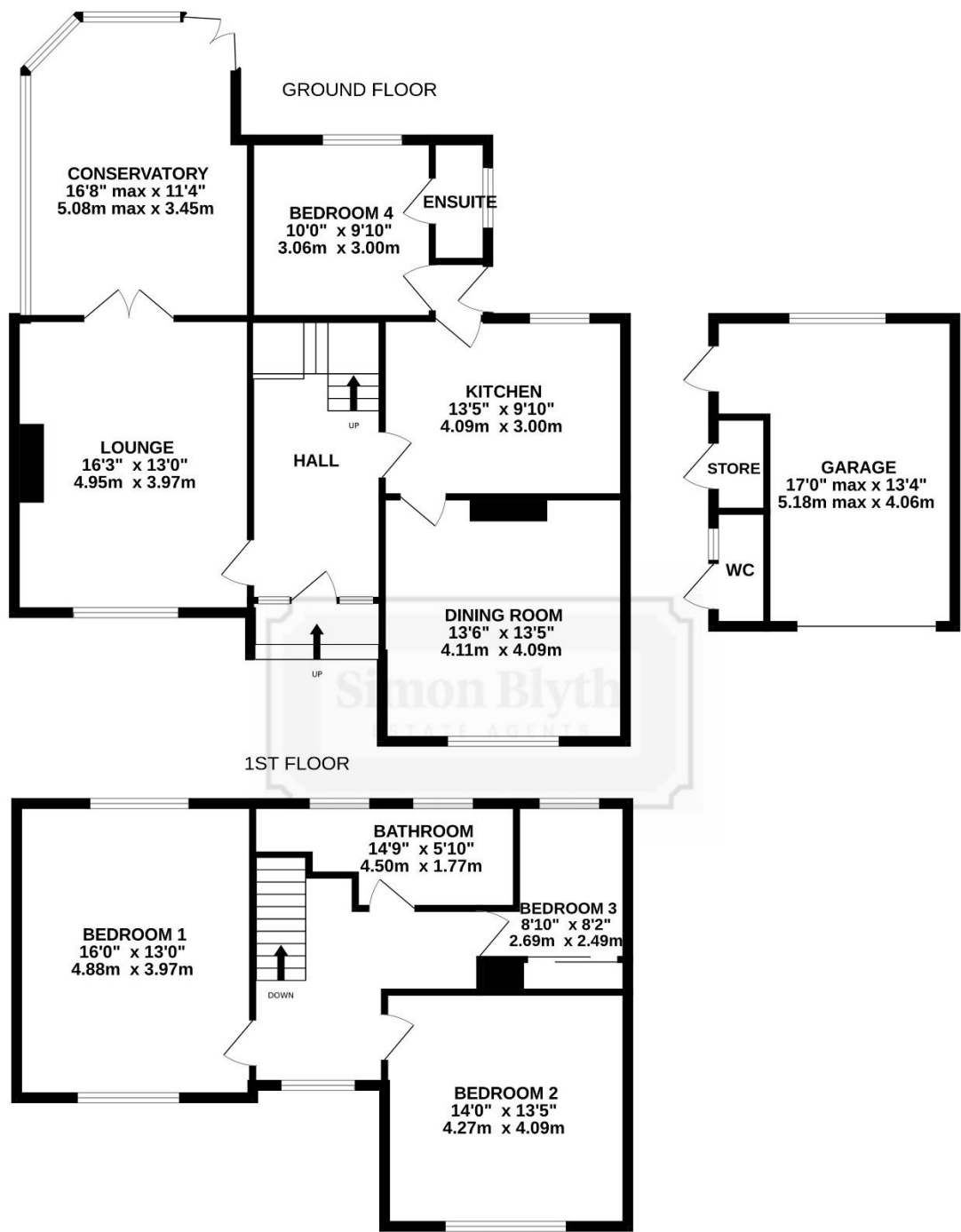




59 LUNDHILL ROAD, WOMBWELL, BARNSELY, S73 0RE



LUNDHILL ROAD

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PROPERTY DESCRIPTION

SITTING PROUDLY IN THE MIDDLE OF A GENEROUS SIZED PLOT, THIS CHARACTERFUL EXTENDED FOUR BEDROOM DETACHED PROPERTY, COMES WITH THE FEELING OF SPACE. THERE IS EASE OF ACCESS TO LOCAL AMENITIES, SCHOOLING AND TRANSPORT LINKS. WITH OFF-STREET PARKING FOR SEVERAL VEHICLES AND ENCLOSED REAR GARDEN, THIS IS A MUST SEE PROPERTY.

The property briefly comprises of to the ground floor: lounge, conservatory, kitchen, dining room and bedroom with ensuite. To the first floor: three bedrooms and family bathroom. To the exterior: off street parking, garage with store rooms, lawns and patio.

Offers Around £400,000

GROUND FLOOR

ENTRANCE PORCH

Entry is gained via a composite door with inset opaque glass panel with matching side panels and further opaque windows above into an entrance hall.

ENTRANCE HALL

A spacious room with plenty of space for freestanding furniture including a coat rack and shoe stand, ceiling light point, central heating radiator. Stairs leading to further floors and doors leading through to the following rooms.



LOUNGE

Measurements - 16'3" x 13'0" (4.95m x 3.97m)

A spacious room with space for a three-piece suite and further freestanding furniture. The focal point of the room is the fireplace which contains a multi-fuel stove, set within marble surround and hearth which is complimented by an ornate wooden mantel piece. Central ceiling light point, wall mounted lights, coving to the ceiling, two central heating radiators and UPVC double glazed window to front of property.



CONSERVATORY

Measurements - 16'8" max x 11'4" (5.08m max x 3.45m)

A useful addition to the property which is currently set up for dining, UPVC double glazed windows on three sides and French style patio doors leading to the rear garden. Ceiling light point with integrated fan and tiled flooring, access is from the lounge via UPVC double glazed French style patio doors with matching side glass panels.



KITCHEN

Measurements - 13'5" x 9'10" (4.09m x 3.00m)

Comprising of a range of wall and base units with wood effect laminate worktop over, white shaker style doors with brushed chrome handles and tiled splashback. One and a half basin stainless steel sink with stainless steel mixer tap over. A five ring Rangemaster Toledo stove with oven and stainless-steel chimney style extractor fan over. Plumbing for a washing machine, dishwasher and space for further freestanding appliances. Two ceiling light points, central heating radiator and doors leading through to the following rooms.



DINING ROOM

Measurements - 13'6" x 13'5" (4.11m x 4.09m)

A generous sized room with space for an eight-seater dining table and the focal point of the room is the ornate decorative cast iron stove with marble surround and hearth. Central ceiling light point, coving to the ceiling, central heating radiator and UPVC double glazed window to front of property.



BEDROOM FOUR

Measurements - 10'0" x 9'10" (3.06m x 3.00m)

This bedroom is accessed via a small rear hallway which has a composite door with inset opaque glass panels, leading to the outside and a further wooden door leading into bedroom four. A double sized rear facing bedroom with ceiling light point, central heating radiator, UPVC double glazed window overlooking the rear garden and an en-suite.



EN-SUITE

Comprising of a two-piece suite in white with a low flush closed coupled WC and hand basin with stainless steel mixer tap over, tiled splash back all set within a wall mounted vanity unit. There is a central ceiling light point, coving to the ceiling, central heating radiator and UPVC double glazed opaque window.



FIRST FLOOR

FIRST FLOOR LANDING

Accessed via the staircase from the entrance hall with a wooden panelled handrail. Space for laundry baskets or small home office, central ceiling light point, loft access which is partially boarded and fully insulated, central heating radiator, UPVC double glazed window to front of property and doors leading through to the following rooms.

BEDROOM ONE

Measurements - 16'0" x 13'0" (4.88m x 3.97m)

A king-sized bedroom on the dual aspect to front and rear of the property, space for a super king bed and further freestanding furniture. Central ceiling light point, coving to the ceiling, central heating radiator and UPVC double glazed window to the front and rear of the property.



BEDROOM TWO

Measurements - 14'0" x 13'5" (4.27m x 4.09m)

Another king-sized bedroom, this time facing to the front of the property, space for a super king bed and further free-standing furniture. Central ceiling light point, ornate coving to the ceiling, central heating radiator and UPVC double glazed windows.



BEDROOM THREE

Measurements - 8'10" x 8'2" (2.69m x 2.49m)

A generous sized bedroom with built-in wardrobes, central ceiling light point, central heating radiator and UPVC double glazed window to the rear of the property.



HOUSE BATHROOM

Measurements - 14'9" x 5'10" (4.50m x 1.77m)

Comprising of a four-piece suite in white with a low flush closed coupled WC, a pedestal hand basin with stainless steel mixer tap over, bath with stainless steel mixer tap and wall mounted handheld shower attachment and shower cubicle with mains fed shower with wall mounted handheld attachment. There are inset spotlights to the ceiling, chrome ladder style radiator, twin UPVC double glazed opaque window and the room is fully tiled.



OUTSIDE

EXTERNAL

Access to the property is via a double set of composite gates with matching pedestrian gate to the side. Onto a concrete drive, leading to the garage and the rear of the property. To the front of the property is a further stone chip hard standing for further vehicles, lawn with mature shrubs and a mature hedge border to the front.



REAR EXTERNAL

To the rear of the property is a large garden, comprising of a lawned area and a separate imprinted concrete patio area with space for outside entertaining or dining. A further concrete half standing for garden shed.



GARAGE

Continued in the same style of brickwork and tiles as the main property this useful addition to the property comprises of a large garage which is accessed via a wooden sliding door with further pedestrian door to the rear. From the garden you can access to further rooms, one being a store and the other being a WC with working fittings inside of a high flush closed coupled WC.



ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Barnsley Metropolitan Borough Council

Council tax band – E

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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