



17 Leyfield Place, Wombwell, Barnsley, S73 8BF

Offers In The Region Of £145,000

MERRYWEATHERS offer to the market this SUPERB three bedroom town house in a pleasant cul-de-sac location ready to move straight into.

The property briefly comprises of a lounge, kitchen diner, downstairs WC, three bedrooms, family bathroom and garden to the rear along with allocated parking.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Down stairs WC 2'9" x 6'6" (0.85 x 2.00)



With a two piece suite comprising of pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 13'5" x 8'5" (4.11 x 2.59)



With a front facing UPVC window and central heating radiator.

Lounge 14'6" x 15'9" (4.42 x 4.82)



With a front facing UPVC window, central heating radiator with stairs raising to the first floor accommodation and the focal point of the room being the decorative fireplace with electric fire inset.

Bedroom Two 8'0" x 10'9" (2.45 x 3.28)



With a rear facing UPVC window and central heating radiator.

Kitchen 9'0" x 14'5" (2.76 x 4.41)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful under stairs storage cupboard. the kitchen also allows space for a dining table and chairs.

Bedroom Three 5'7" x 10'0" (1.72 x 3.06)



With a front facing UPVC window, central heating radiator and storage cupboard that houses the water tank.

Bathroom 6'1" x 5'6" (1.86 x 1.68)



With a three piece suite comprising of a bath with shower above, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

External



To the rear of the property is a low maintenance garden featuring an artificial lawn with patio area. The property also offers allocated parking to the side rear of the property

Material Information

Council Tax Band: B

Tenure: Leasehold

Property Type: Mid Town House

Construction type Brick built

Heating Type: Gas Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Allocated

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

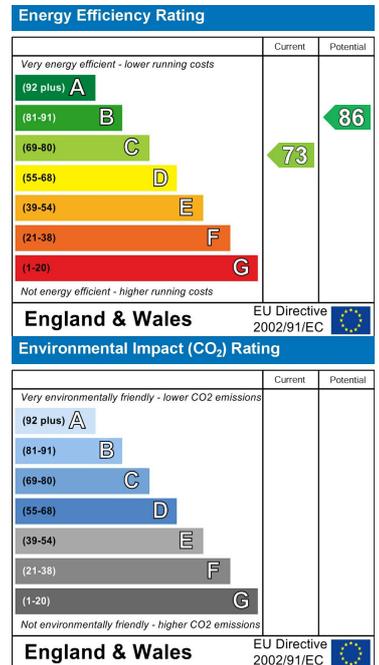
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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