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John Street Way, Barnsley, South Yorkshire

**NO Chain | Detached Property | En-Suite Master Bedroom | Kitchen/Diner | Down Stairs WC | Garage | Driveway
| EV Charger**

Asking Price: £220,000

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DESCRIPTION

Welcome to a haven of modern comfort and scenic beauty in the heart of Wombwell, Barnsley. This fantastic 3 bedroom detached home offering a perfect blend of style and functionality. You enter the property the inviting porch welcomes you, providing a convenient space to store your shoes and coats. The ground floor seamlessly unfolds into a contemporary living area, setting the tone for comfortable and stylish living. The heart of the home resides in the well-appointed kitchen diner, situated at the rear of the property. With modern amenities and French doors leading to the enchanting rear garden, this space is not only a culinary haven but also a gateway to outdoor serenity. Imagine hosting gatherings or enjoying a peaceful meal with loved ones in this delightful setting. The added convenience of a downstairs WC enhances the practicality of the ground floor layout. Venture to the first floor to discover a master bedroom with ensuite, offering a private retreat within your own home. The additional two bedrooms on this level provide not only comfortable living spaces but also offer captivating views over a part of The Trans Pennine Trail. A well-appointed family bathroom completes the upper level, ensuring both convenience and luxury. The exterior of this property boasts a driveway at the front, ensuring hassle-free parking, and a garage with an EV charging point, catering to the needs of environmentally conscious homeowners. Adding to the appeal, within the estate, there is a delightful children's playground, creating a safe and enjoyable space for the younger members of the household to play and socialize. Living in Barnsley, and specifically in Wombwell, offers a unique blend of history, community, and modern amenities. Enjoy the vibrant local culture, explore nearby parks and green spaces, and relish the convenience of excellent transport links. Barnsley is a town with a rich heritage, and Wombwell contributes to this narrative with its own charm and character. Discover the perfect balance of contemporary living and natural beauty in this Wombwell residence – where the allure of The Trans Pennine Trail meets the warmth of a welcoming community. Make this property your home and immerse yourself in the unique lifestyle that Barnsley has to offer.

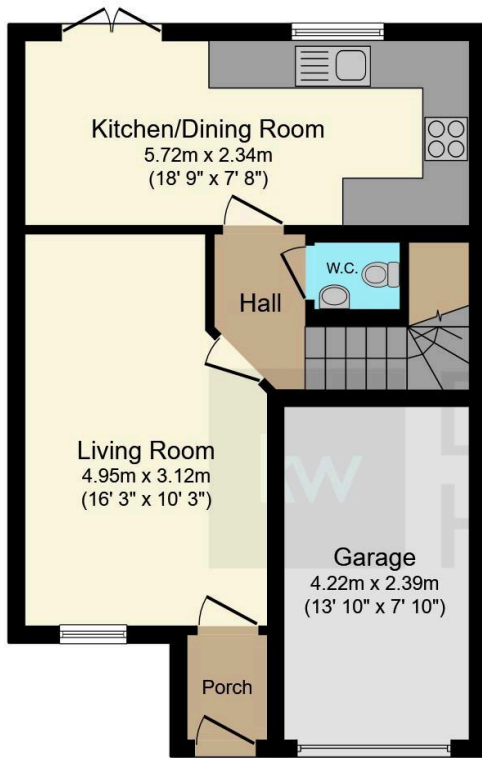




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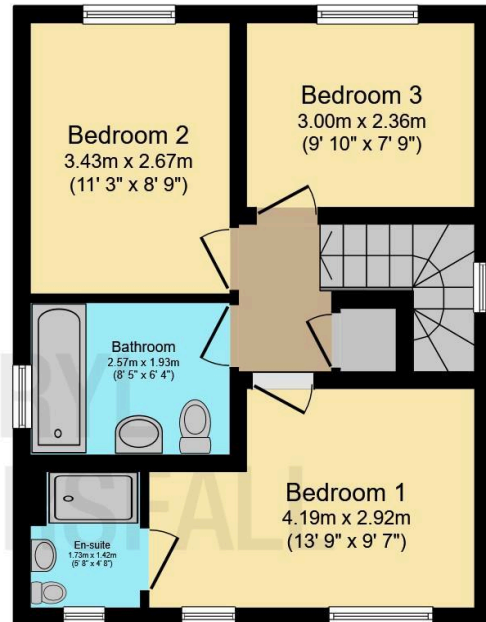


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Ground Floor

Floor area 47.2 m² (508 sq.ft.) approx



First Floor

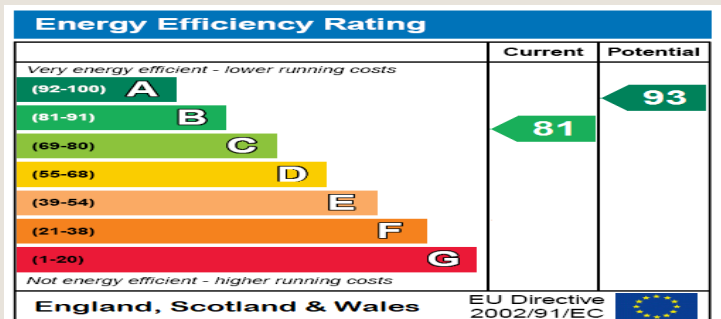
Floor area 42.2 m² (454 sq.ft.) approx

Total floor area 89.4 m² (962 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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