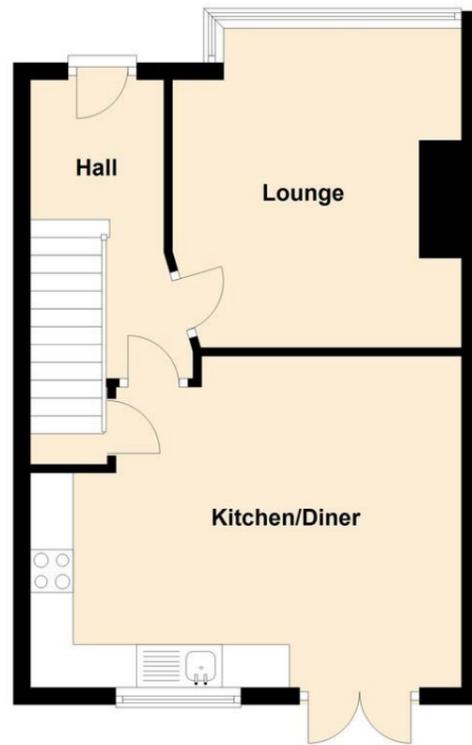
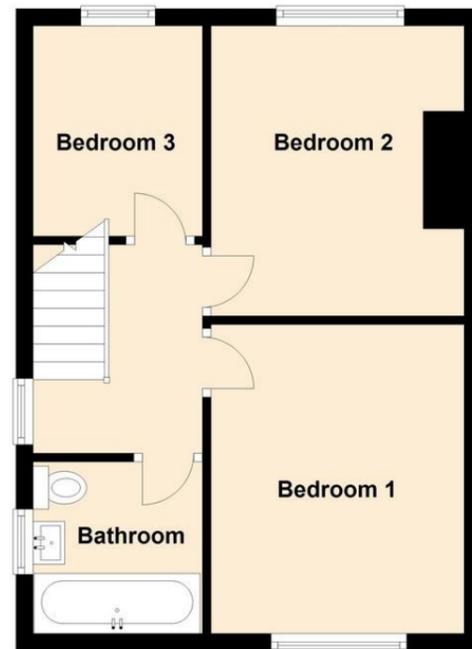


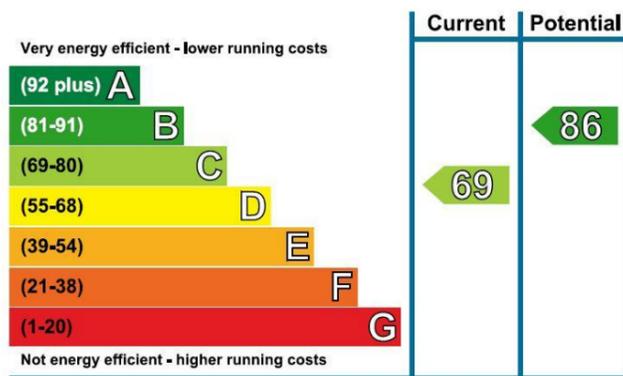
Ground Floor



First Floor



## Energy Efficiency Rating



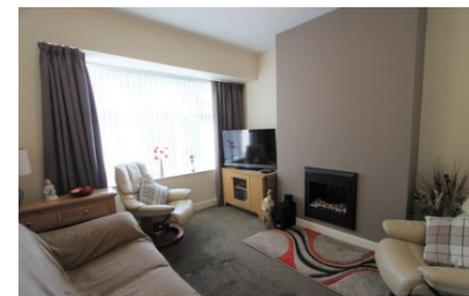
**OFFER PROCEDURE** - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

**PROPERTY DETAILS** - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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259 Summer Lane, Wombwell, S73 8QB

£139,950

## Property Summary

This traditional, semi detached house has front and rear gardens, a driveway to the side and detached concrete sectional single garage.

The bay windowed property is well presented and was fully skimmed in recent years. It features a spacious dining kitchen with range of upgraded shaker style oak finish units, a front facing lounge and family bathroom with white suite, incorporating a shower over the bath. In addition, there is gas central heating with combination boiler and full UPVC double glazing.

Ideal for a first time buyer or young family, the property is located conveniently for easy access to Wombwell railway station, Cortonwood Retail Park and for commuting, via the Dearne Valley Parkway and junction 36 of the M1 motorway.

### GROUND FLOOR:

#### RECEPTION HALL

Approached from a UPVC entrance door, the hallway has a staircase to the first floor, wood laminate flooring, telephone point and a radiator.

#### LOUNGE

10' 8" x 10' 6" (plus bay) (3.25m x 3.2m) This front facing, bay windowed reception room features an electric flame effect fire, television point and a radiator.

#### DINING KITCHEN

16' 5" x 12' 8" (5m x 3.86m) Fitted with shaker style oak finish base and wall mounted units, comprising an inset stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces with tiled splash backs. There is an integrated stainless steel oven with four ring gas hob and chimney style extractor hood above, plumbing for a washing machine, wood laminate flooring, recessed pantry cupboard beneath the stairs with window, rear facing window and French doors leading out to the garden.

### FIRST FLOOR:

#### LANDING

Providing a gable window, coving to the ceiling and loft hatch.

#### BEDROOM ONE

12' 3" x 10' 3" (3.73m x 3.12m) A rear facing bedroom with radiator.

#### BEDROOM TWO

11' 1" x 10' 3" (3.38m x 3.12m) A front facing bedroom with coving to the ceiling and a radiator.

#### BEDROOM THREE

8' 2" x 6' 0" (2.49m x 1.83m) A front facing bedroom with radiator.

#### FAMILY BATHROOM

Fully tiled and fitted with a white three piece suite comprising, a double roll end panel bath with central mixer tap and electric shower over, dual flush WC and wash hand basin with mixer tap. There is an obscure glazed window and a radiator.

#### OUTSIDE

There is a lawn to the front bordered by a brick boundary wall and double wrought iron gates that open to the driveway, which extends down the side of the property. It leads to a detached concrete sectional single garage at the rear.

A gated access opens to the rear of the property, where there is an Indian stone patio and garden beyond. A pathway leads through the lawn to a low maintenance raised area of limestone chippings at the end of the garden with shrub border.

