



## 18 Hope Street

Low Valley, Wombwell, S73 8AL

**Guide price £180,000**



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GUIDE PRICE £180,000-£190,000

WOW! This stunning recently renovated three bedroom property is ideal for a family starting out. Including, kitchen, lounge, conservatory, bathroom, WC, three bedrooms - one with en suite, driveway, garage and garden.

Situated in the popular residential area Low Valley, amenities such as supermarkets, pubs, restaurants, schools are all within walking distance. Corton wood Retail park is also a short drive away providing an array of stores. The motorway links are great for commuters travelling to Sheffield or Leeds. The trans penine trail is also close by for dog walkers and cyclists.

LEASEHOLD -133 years left - £84.50 twice per year -

### Entrance Hallway

External door into the hallway. Stairs leading to the first floor landing and doors into the kitchen and lounge. Built in under stairs storage.

### Kitchen

Recently fitted wall and base units with integral washing machine, dishwasher, double oven, hob with extractor fan and sink with drainer. Front facing window. Under unit and plinth lighting.

### Lounge

Feature media wall with space for television and storage. Door and window leading into the conservatory.

### Conservatory

Providing another reception room with potential to be a dining room or play room. Rear door leading to the garden.

### First Floor Landing

Doors into the bedrooms and bathroom.

### Bedroom Three

Front facing window. Space for a double bed and wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes. Door into the En Suite.

### Bedroom One

Space for a double bed and fitted wardrobes. Built in storage cupboard. Sky light windows.

### En Suite

WC, vanity storage sink and shower cubicle.

### Garage

Patio doors to the front. Side door providing access to the garden. Power and lighting.

### Exterior

To the front of the property there is a driveway for two cars. To the rear of the property there is a patio and decked area with fencing for privacy.



## Road Map



## Hybrid Map



## Terrain Map



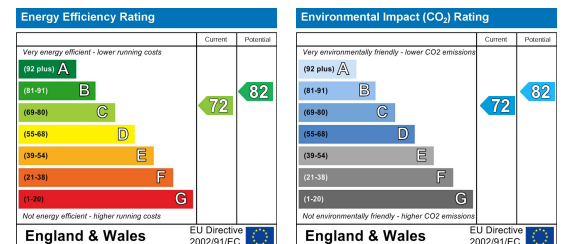
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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