



29 Melville Street

Wombwell, Barnsley, S73 8HJ

£100,000



TWO BEDROOM TERRACE HOME | IDEAL FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY

Situated in a convenient location in Wombwell, this well-proportioned two-bedroom terrace property is ideally placed for access to a range of local amenities, transport links, major road networks and Wombwell Train Station. Wombwell offers a good selection of shops, services and leisure facilities, while the nearby railway station provides convenient connections to surrounding towns and cities.

The property briefly comprises an inviting lounge, a well-equipped breakfast kitchen and a family bathroom, with two double bedrooms located to the first floor.

Externally, the property benefits from an enclosed rear yard, providing a useful outdoor space that is ideal for families with young children or those with pets.

The property would make an excellent purchase for a first-time buyer looking to take their first step onto the property ladder, while also offering potential appeal to investors, with an anticipated rental income of approximately £650 per calendar month



LOUNGE

BREAKFAST KITCHEN

A door provides access to the cellar, while stairs rise to the first-floor landing.

The inner hall benefits from tiled flooring, with a side entrance door providing access to the enclosed rear yard area.

Having a continuation of the tiled flooring from the inner hallway, the bathroom boasts a three-piece suite comprising a shower over the bath, wash hand basin and WC. The room also benefits from a radiator and a double-glazed window with obscure glazing.

BEDROOM ONE

A well-proportioned double bedroom offering ample space for a range of furniture, benefiting from a front-facing double-glazed window and radiator.

BEDROOM TWO

A further well-proportioned double bedroom benefiting from a rear-facing double-glazed window and useful built-in storage.

OUTSIDE

The property benefits from an enclosed rear yard area, providing a private and secure outdoor space ideal for sitting out, entertaining or for those with children or pets.

A map of the Wombwell area in South Yorkshire. A purple location pin is placed in the center of the map, directly over the label 'Wombwell'. To the north of the pin is the label 'LOW VALLEY'. To the west, a road labeled 'Hough Ln' runs horizontally. Further west, another road labeled 'Ramsley Rd' runs diagonally. The map shows green fields, blue roads, and a railway line with a red and white striped crossing symbol. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating

Rating	Energy consumption range (kWh/m ² /yr)	Current	Potential
(92 plus) A	15-20		
(81-91) B	21-25		
(69-80) C	26-30		
(55-68) D	31-35		
(39-54) E	36-40		
(21-38) F	41-45		
(1-20) G	46-50		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	CO ₂ emissions range (kg/m ² /yr)	Current	Potential
(92 plus) A	15-20		
(81-91) B	21-25		
(69-80) C	26-30		
(55-68) D	31-35		
(39-54) E	36-40		
(21-38) F	41-45		
(1-20) G	46-50		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/12/EC

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