



Applegate  
Properties



- Spacious semi detached
- Three bedrooms
- Fully refurbished
- Large gardens and garage

**Oak Close, Hoyland, Barnsley, S74 0EN**

**Offers in the region of: £240,000**

An extensively and fully refurbished three bedroom semi detached in large plot with detached garage and including a stunning stylish and landscaped gardens.





## PROPERTY DESCRIPTION

Occupying a generous elevated plot with landscaped gardens, extensive parking and detached garage is this stunning semi detached properties. Being subject to a full and meticulous refurbishment to include stylish and contemporary fixtures and fittings throughout, the spacious interior now offers truly turn-key accommodation which may well suit the young family buyer.

Being ideally located close to amenities and schooling the immaculately presented accommodation which includes Upvc double glazing and gas central heating briefly comprises: spacious Hallway with composite style entrance door, useful store/comms cupboard, bright and spacious Living room and large Dining Kitchen being fully fitted with a range of stylish modern units and integrated appliances.

A turned staircase leads to the First Floor landing with loft hatch and ladder to boarded loft space, three generous bedrooms and large family Bathroom furnished with a four piece white suite including double shower and contrasting tiled surround.

Externally, the property is approached by a long driveway providing multi-vehicle parking and leading to a large detached garage with power, lighting and remote roller door. To the rear can be found a most generous tiered garden which includes a lower patio and raised lawns with stocked borders. No vendor chain.

EPC: D

Tenure: Freehold

Council Tax: A

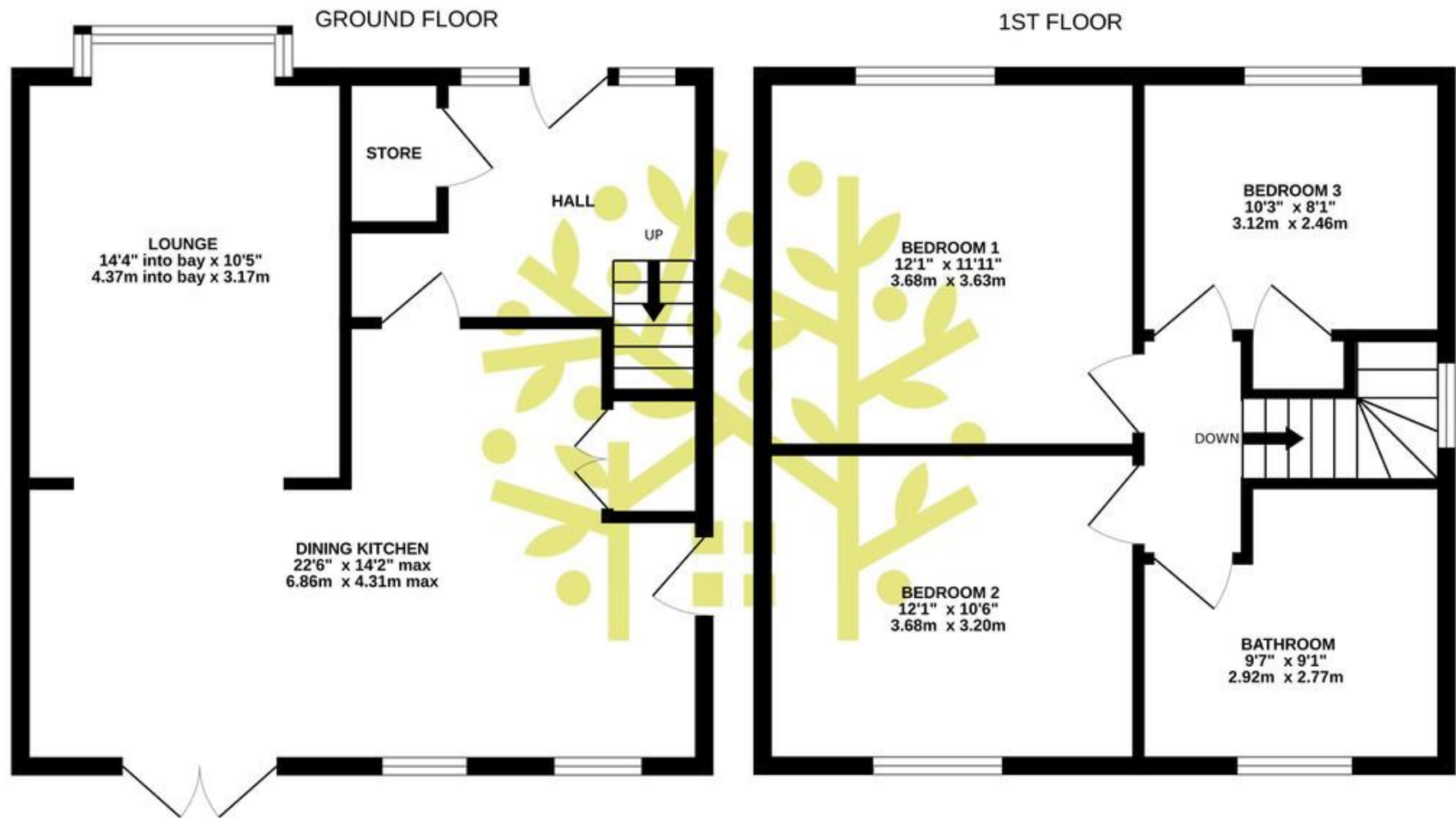
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED