

Saxton Mee



South View Road Hoyland Barnsley S74 9EB
Price £525,000



South View Road

Barnsley S74 9EB

Price £525,000

The Willows is an exclusive development built by a local builder in the village of Hoyland, this plot is a larger than average, five bedroom/two bathroom detached property built under new building regulations which results in the use of far more insulation. The property benefits from a double-width driveway, landscaped gardens and an electric charging point. This eco friendly house has an Air Source Heat Pump, underfloor heating, full Porcelanosa bathrooms and a bespoke locally made kitchen. The well proportioned accommodation briefly comprises: entrance door which opens into the spacious entrance hall with a downstairs WC and access into a study, lounge and the kitchen. The lounge has two front windows filling the room with natural light. The superb kitchen/diner has a range of wall, base and drawer units. Complementary worktops incorporate the sink and drainer. The centrepiece of the kitchen is the island which incorporates the hob with extractor above. Neff appliances includes two ovens, a microwave and warming drawer, full length fridge, full length freezer and dishwasher. Bi-fold doors open onto the rear. Access into the utility room with matching units and plumbing for a washing machine and space for a tumble dryer. A door opens into the garage with a rear entrance door opening onto the landscaped garden. From the entrance hall, a staircase rises to the first floor landing with access into the five bedrooms. The master bedroom benefits from a spacious en suite shower room comprising walk-in double shower, WC and wash basin. A family four piece suite bathroom in addition comprising bath, walk-in shower, WC and wash basin. Solicitors fees included.

- EARLY VIEWING ADVISED
- SUBSTANTIAL FIVE BEDROOM, TWO BATHROOM DETACHED PROPERTY
- DRIVEWAY, GARAGE & LANDSCAPED GARDENS
- DOWNSTAIRS WC, UTILITY & STUDY
- INTEGRATED KITCHEN WITH NEFF APPLIANCES
- SOLICITORS FEES INCLUDED





OUTSIDE

Double-width driveway. Landscaped gardens. Electric charging point.

LOCATION

Situated in this popular residential area of Hoyland. There are good local schools, Hoyland Medical Centre and a Leisure Centre. Local hotels, amenities and a supermarket. Fantastic walks, running and cycling routes. Wentworth Woodhouse, Elsecar Hertigate Centre and Elsecar Park close-by. Excellent motorway links.

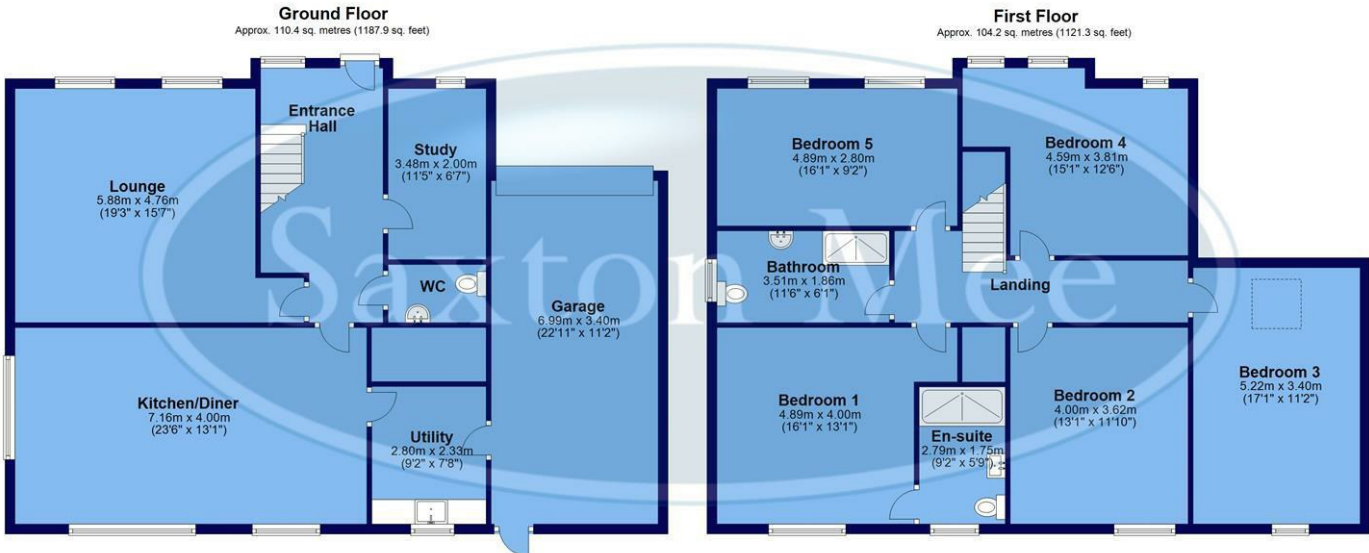
MATERIAL INFORMATION

The property is Freehold. Council Tax to be confirmed.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 214.5 sq. metres (2309.2 sq. feet)
All measurements are approximate
 Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk

