



Watson Street Hoyland Barnsley S74 0NX
Offers Around £130,000

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**** FREEHOLD **** Boasting a prime location, is this two double bedroom stone fronted terrace property which benefits from uPVC double glazing and gas central heating and is ideally situated, providing easy access to local amenities and schools.

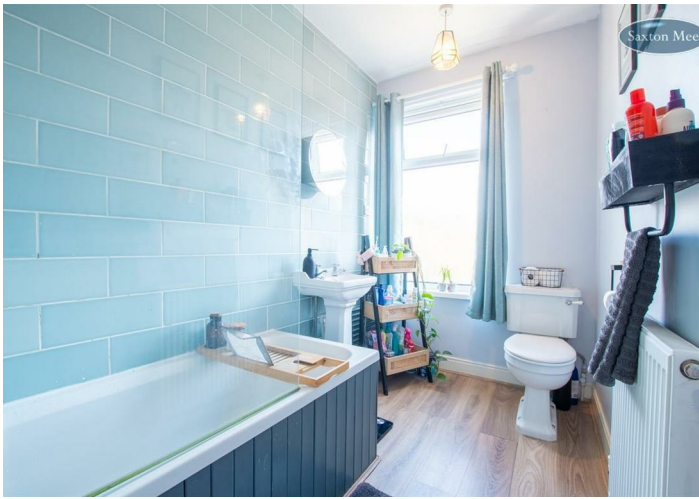
Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises entrance door which opens into the lounge which has a front window allowing natural light and a built-in alcove cupboard, while the feature fireplace with electric stove is the focal point of the room. A door then opens into the kitchen which has a range of contemporary handleless units, tiled splashback and a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob along with housing and plumbing for a washing machine and space for a fridge freezer. There is vinyl flooring and a door to the rear garden.

From the kitchen, a staircase rises to the first floor landing with access into the master bedroom and the bathroom. The master double bedroom is to the front aspect and has feature timber wall panelling. The well appointed bathroom has a white suite including bath with overhead shower, WC and wash basin as well as a useful fitted cupboard.

Stairs rise to the second floor and double bedroom two which has eaves storage, a dormer window to the rear aspect and a cupboard which houses boiler (boiler installed 2018 and annually serviced).

- STONE FRONTED, TWO DOUBLE BEDROOM TERRACE
- FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE & KITCHEN/DINER
- WELL APPOINTED THREE PIECE SUITE BATHROOM
- LOW MAINTENANCE REAR GARDEN
- FANTASTIC LOCATION
- EASY ACCESS TO AMENITIES
- LOCAL SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the rear is a low maintenance garden with an impressive stone wall, planted beds and a paved patio,

LOCATION

The property is ideally situated, providing easy access to local amenities and schools. The property is within close proximity to Hoyland Common Primary School, West Meadows Primary School, and Kirk Balk Academy. Convenience is key, with supermarkets like Co-op and Aldi Sheffield Road, Birdwell nearby. For commuters, the property is located close to the Hoyland Common bus stop and several railway stations including Elsecar and Chapeltown. For leisure and recreation, the property is close to the King George V Playing Field and Hoyland War Memorial, providing ample open spaces for outdoor activities

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

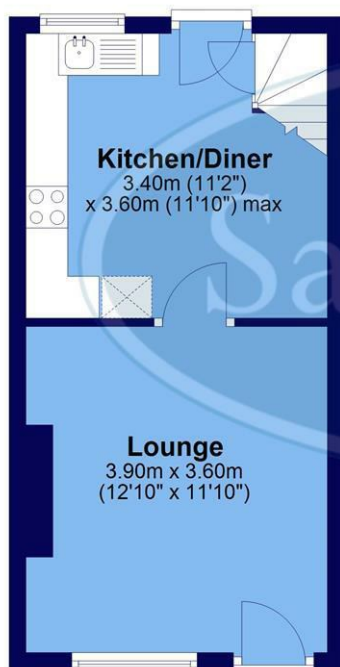
Chris Spooner

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Ground Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



Second Floor

Approx. 11.9 sq. metres (128.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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