



Hawshaw Lane Hoyland Barnsley S74 9ES
Offers Around £595,000

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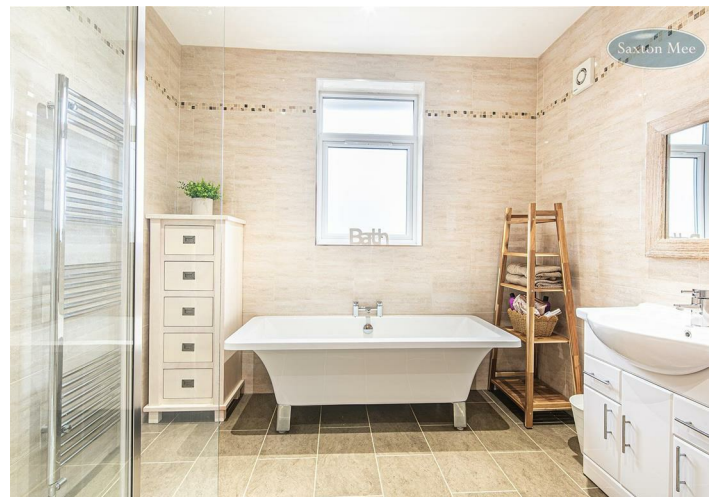
Viewing is essential to appreciate the accommodation on offer of this effectively extended five bedroom, three bathroom, two reception room detached family home. The property is situated on an admirable plot and enjoys a fabulous west facing garden and benefits from an in-out driveway providing ample off-road parking, a good sized garage, bespoke blinds, internal oaks doors, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard, cloakroom and a downstairs WC. Access into a sitting room and the kitchen/breakfast room. The sitting room has a bay window allowing natural light and fitted shelving either side of the chimney breast. The heart of this house is the fabulous kitchen/breakfast room. The kitchen has a range of wall, base and drawer units with contrasting Quartz worktops which incorporate the sink and drainer. Integrated appliances include two fridges, freezer, dishwasher and wine cooler along with space for a Range cooker with extractor above. There is a central island, breakfast bar, dining area and further seating area. The three Velux windows and three bi-fold doors allow natural light to flow through the room. A door then opens into the utility with matching units to the kitchen, a granite worktop along with housing and plumbing for a washing machine, tumble dryer and the housed gas boiler. From the kitchen, a door opens to the excellent sized lounge with uPVC doors opening to the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the five bedrooms and the family bathroom. The spacious principal bedroom suite has fitted wardrobes, an en suite shower room and uPVC French doors opening onto a Juliet balcony. Bedroom two has an en suite shower room. The bathroom has a four piece suite.

- STUNNING FAMILY HOME
- FIVE BEDROOMS, THREE BATH/SOWER ROOMS
- SITTING ROOM & LOUNGE
- FABULOUS KITCHEN/BREAKFAST ROOM
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- GOOD SIZED GARAGE
- WEST FACING REAR GARDEN
- DOWNSTAIRS WC & UTILITY
- WELL PRESENTED & EFFECTIVELY EXTENDED
- EASY ACCESS TO M1 MOTORWAY





OUTSIDE

To the front is an in-out driveway providing ample off-road parking which leads to the garage. The fabulous rear garden is fully enclosed with a large Indian stone patio with a covered seating area, a substantial lawn and space for a jacuzzi and barbecue.

LOCATION

The property is located in the very popular residential area Hoyland, close by to lots of shops, schools and local amenities. Commuting is easy with the M1 within close proximity.

MATERIAL INFORMATION

The property is Freehold.

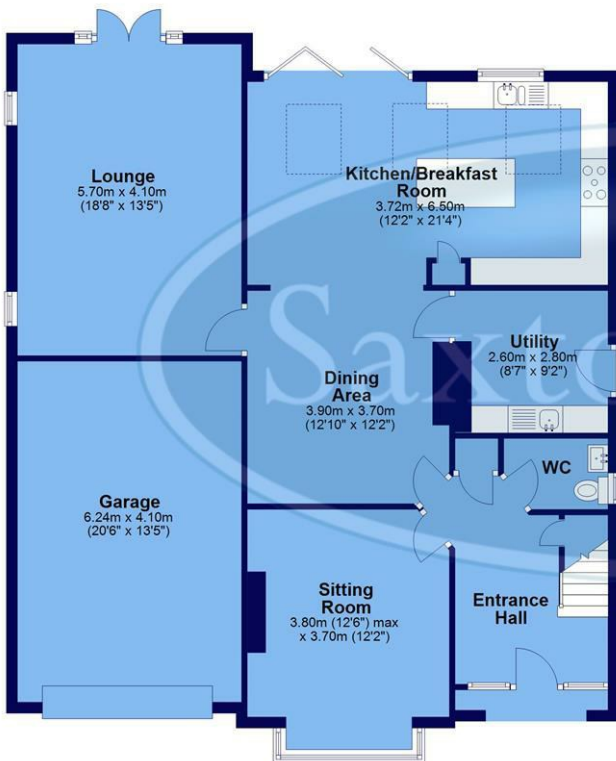
VALUER

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.

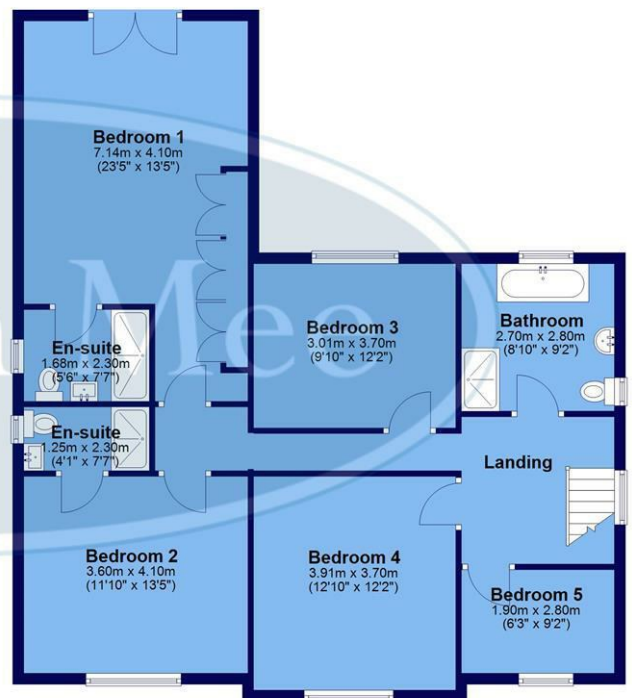
Ground Floor

Approx. 127.5 sq. metres (1372.7 sq. feet)



First Floor

Approx. 100.8 sq. metres (1084.7 sq. feet)



Total area: approx. 228.3 sq. metres (2457.4 sq. feet)

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

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