



## 12C Haigh Lane, Hoylandswaine, Sheffield, S36 7JJ

Offers In The Region Of £350,000

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**\*FULLY RENOVATED\***

A beautifully renovated semi-detached three-bedroom property is nestled in a picturesque village of Hoylandswaine on the outskirts of Barnsley. Meticulously updated to a high standard, this home features spacious living areas and brand-new fittings throughout, offering an ideal blend of modern comfort and charming character.





**KITCHEN/DINER**

The kitchen features stylish vinyl parquet-style flooring and is fully equipped with a range of floor and wall-mounted storage units. It includes a practical storage area perfect for appliances such as a kettle and coffee machine. The kitchen is also fitted with a one-and-a-half bowl sink with a draining board and mixer tap, complemented by brushed chrome sockets and inset ceiling spotlights. Additionally, there is a door providing access to the front of the property.

**HALL WAY**

The hallway features carpeted flooring and provides access to the living room and storage cupboards. Additionally, there is an opening that leads directly to a convenient utility area.

**UTILITY ROOM**

The utility area features durable vinyl flooring and includes space for a washing machine with a work surface above. There is a door providing access to the side of the property, as well as a door leading to a storage cupboard that houses a brand-new Ideal combination boiler.

**WC**

The WC boasts vinyl-style flooring and is equipped with a low-level flush WC and a stylish vanity wash basin with storage cupboard underneath and a mixer tap. The walls are adorned with floor-to-ceiling polished tiles, complemented by LED spotlights and a high-powered extractor fan for optimal ventilation.

**LIVING ROOM**

The room features plush carpeted flooring and brushed chrome sockets, with two UPVC windows offering delightful views of the private garden area.

**UPSTAIRS HALLWAY**

The hallway is fitted with cosy carpet flooring and offers access to the bedrooms and bathrooms through its well-placed doors.

**BEDROOM**

This spacious double bedroom features plush carpet flooring and elegant brushed chrome sockets. A UPVC window offers a serene view of the rear garden, while a door conveniently leads to a private ensuite shower room.

**EN-SUITE**

Shower room, features sleek vinyl-style flooring and a UPVC window. It includes a wall-mounted designer towel rail and a concealed system WC paired with a vanity wash basin equipped with storage cupboards underneath and a modern mixer tap. The large walk-in, low-profile shower cubicle boasts a thermostatic-controlled mixer shower with a handheld attachment. The room is complemented by fully tiled walls, LED spotlights, and an efficient extractor fan.

**BEDROOM.**

This double room boasts plush carpeted flooring and a UPVC window with picturesque views overlooking the cricket pitch and parking area. The room is enhanced with elegant brushed chrome sockets, blending functionality with stylish design.

**BEDROOM..**

This double room features carpeted flooring and stylish brushed chrome sockets. A UPVC window offers charming views of the nearby cricket pitch and the front of the property, creating an inviting and comfortable atmosphere.

**BATHROOM**

The bathroom is elegantly designed with a concealed system WC and a vanity area featuring a wash basin with storage cupboards underneath and a sleek mixer tap. It includes a panel bath with a shower screen and a thermostatically controlled mixer shower equipped with both a rainfall showerhead and a handheld attachment. The walls are fully tiled, complemented by LED spotlights and a high-powered extractor fan for optimal illumination and ventilation.

**OUTSIDE**

At the front of the property, there is private parking space for two vehicles. The rear of the property boasts a secluded garden area featuring both a well-maintained lawn and a charming patio, perfect for outdoor relaxation and entertaining.

**ADDITIONAL INFORMATION**

Tenure: Freehold  
Council Tax: Band TBC  
EPC: TBC  
What3Words: mailing,quaking,cleane  
Parking: Allocated parking

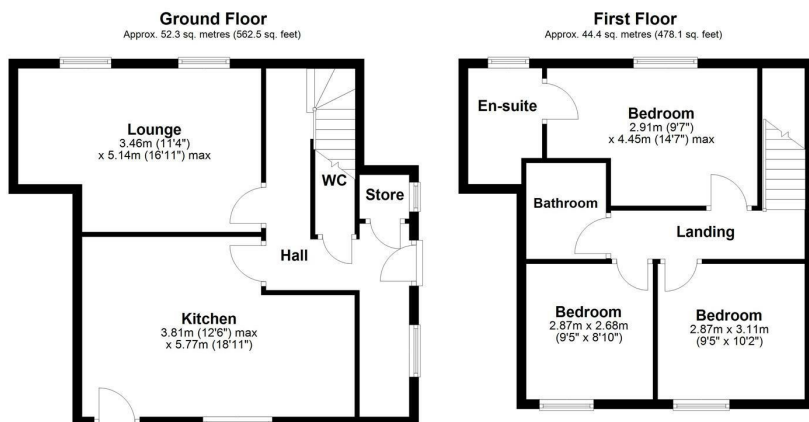
**UTILITIES**

Gas: Mains  
Electric: Mains  
Water & Drainage: Mains  
Heating: Gas  
Broadband: TBC  
Mobile Coverage:TBC - check with your provider.

**AGENT NOTES**

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

## Viewings

Viewings by arrangement only. Call 01484 428 336 to make an appointment.

