



## 6 Clark Street

Hoyland, Barnsley, S74 0HD

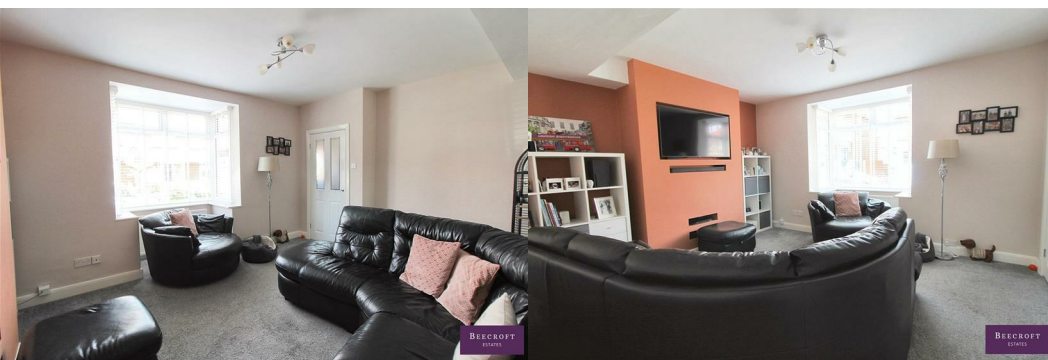
£160,000



Introducing this charming three-bedroom semi-detached property, nestled on an enviable corner plot, this home boasts gardens on three sides, providing ample off road parking, outdoor space for relaxation and entertaining.

Step inside to discover a spacious and inviting interior, perfect for family living. The well-designed layout includes a generous living room, dining kitchen, and three comfortable bedrooms, offering plenty of space for everyone. The property is ideally located, providing easy access to local amenities and excellent commuter links, making daily errands and commutes a breeze.

Don't miss the opportunity to make this delightful property your new home. Early viewing is highly recommended to fully appreciate all that it has to offer.





## GROUND FLOOR

### ENTRANCE HALL

Having a front facing double glazed entrance door and a staircase rising to the first floor landing.

### LOUNGE

With a front facing double glazed window, radiator and tv aerial points.

### DINING KITCHEN

A range of fitted wall and base units, contrasting work surfaces, inset sink and drainer with mixer tap, tiled splash-backs, space and plumbing for washing machine, space for fridge and freezer and integrated electric oven, four ring gas hob and extractor hood. Rear facing double glazed window, radiator and side entrance hall.

### SIDE ENTRANCE

Side facing entrance door and a storage cupboard. Door to Ground Floor WC.

### DOWNSTAIRS WC

A two piece suite.

### STORAGE

## FIRST FLOOR

### BEDROOM ONE

Rear facing double glazed window, radiator, coving to ceiling and built-in storage cupboards.

### BEDROOM TWO

A front facing double glazed window and radiator.

### BEDROOM THREE

A good size third bedroom with a front facing double glazed window and a radiator.

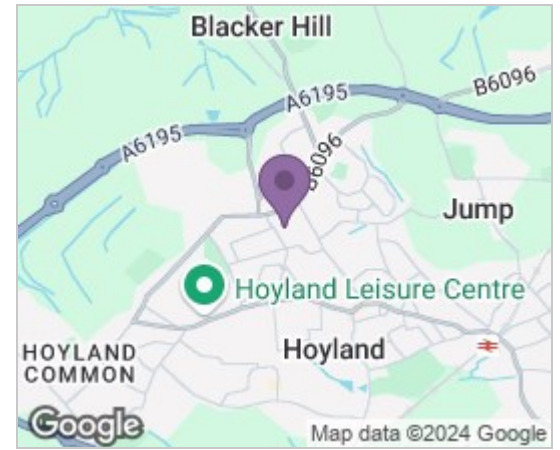
### BATHROOM

Three piece suite comprising pedestal wash hand basin, low flush w.c. and a panelled bath with shower screen and shower over. Rear facing double glazed window with obscure glazing, radiator and ceramic tiled walls.

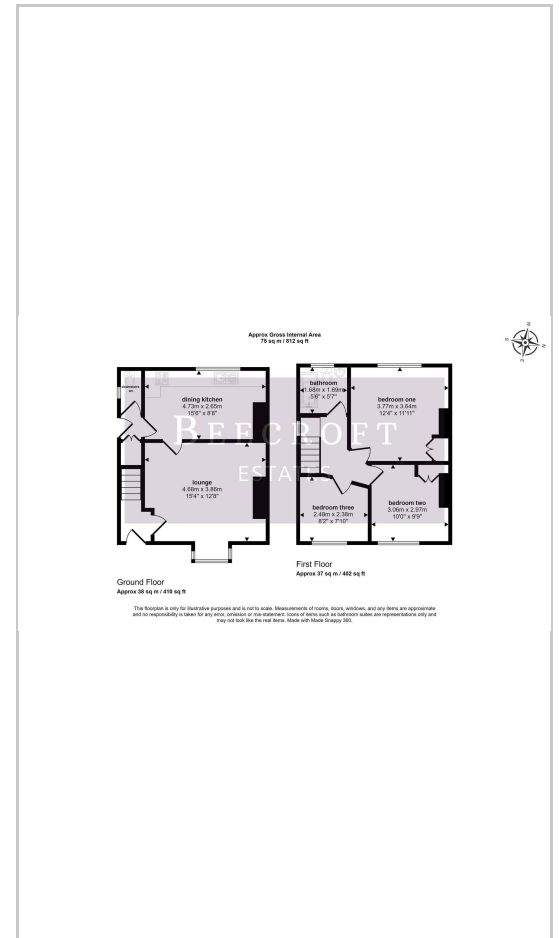
### OUTSIDE

To the front of the property is a well presented garden, a driveway providing off road parking to the side of the property. To the rear is a pleasant enclosed garden with path, lawn, well stocked borders with plants and shrubs and a garden shed.

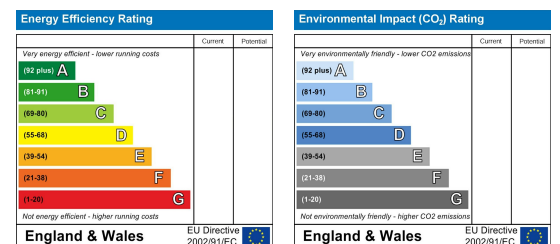
## Area Map



## Floor Plans



## Energy Efficiency Graph



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