



6 Guest Street

Hoyland, Barnsley, S74 9SN

£125,000



Beautifully Modernised 3-Bedroom Mid-Terrace Home in the Heart of Hoyland, Barnsley

This recently updated three-bedroom mid-terrace property is perfectly positioned in the centre of Hoyland, Barnsley – close to all local amenities, transport links, and just minutes from M1 Junction 36, making it ideal for commuters.

Finished to a good standard, the home features a modern fitted kitchen and a stylish new bathroom, complemented by gas central heating and double glazing throughout. A standout feature is the charming exposed brick fireplace, adding character and warmth to the living space.

Outside, the property benefits from a low-maintenance rear yard area – perfect for relaxing or entertaining.

This home is an excellent opportunity for first-time buyers, small families, or investors, with a potential rental income of £850 PCM.



GROUND FLOOR

Lounge

A beautiful reception room featuring a striking exposed brickwork fireplace, adding warmth and character to the space. The room also includes a radiator, laminate flooring, a double glazed window to the front, and a welcoming front entrance door, offering a bright and inviting living area.

Kitchen

The kitchen is fitted with a range of modern wall and base units with complementary worktop surfaces, incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor fan. There is also plumbing for a washing machine. The room benefits from a continuation of the laminate flooring, a radiator, and a door providing access to a useful storage area, offering both practicality and style.

Downstairs Bathroom

A newly fitted, modern bathroom suite comprising a panelled bath with shower over, a vanity wash hand basin, and a low-level WC. The room is complete with obscure glazed window for privacy, a radiator, and stylish, contemporary finishes throughout.

FIRST FLOOR

Bedroom One

A good-sized bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a radiator, providing comfort year-round.

Bedroom Two

Having a rear facing double glazed window and radiator.

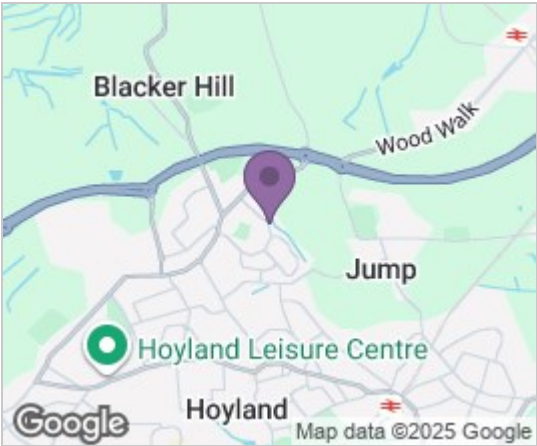
Attic Bedroom

A double room with velux style window and radiator.

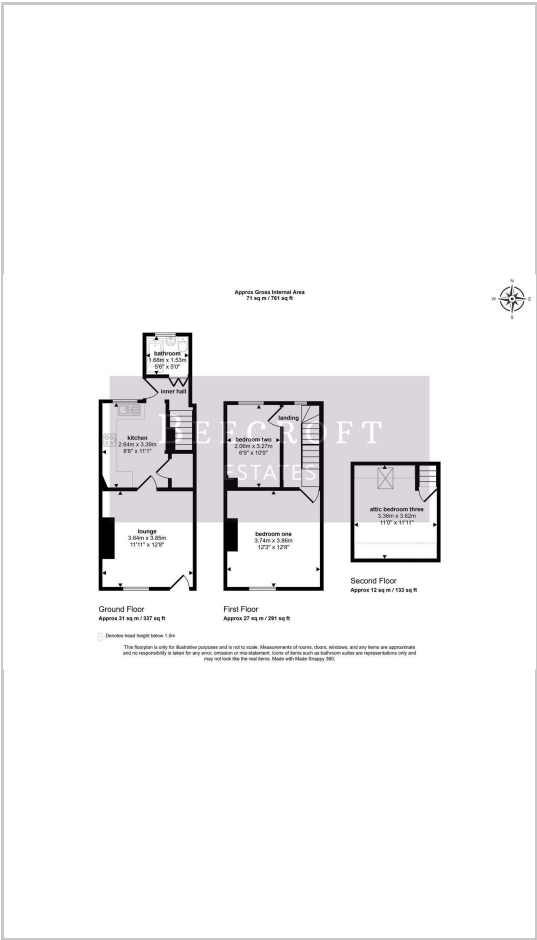
OUTSIDE

A private rear yard area.

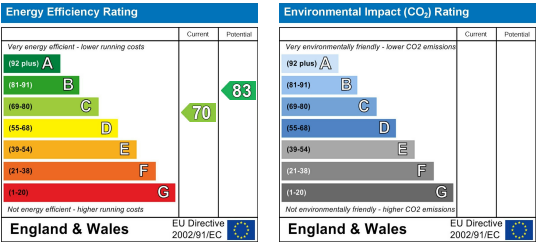
Area Map



Floor Plans



Energy Efficiency Graph



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