



ESTATE AGENTS

... the key to a successful move



Pontefract Road, Hoyle Mill, Barnsley, S71 1HS

**Offers in excess
of £60,000**

* STONE BUILT MID TERRACE COTTAGE

* IDEAL BUY FOR LANDLORD/FTB

*REQUIRES UPDATING & IMPROVEMENT

* YARD GARDEN TO REAR

w: www.keysestateagents.co.uk

Pontefract Road, Hoyle Mill, Barnsley, S71 1HS

ACCOMMODATION

DESCRIPTION

Offered with no vendor chain a two bedroom stone built Mid Terrace Cottage. Requiring updating and improvement throughout the property would be ideally suitable for a FTB/investor buyer alike wanting a small project. Situated in a popular residential location at Hoyle Mill close to the Dearne Valley Park with easy access to Barnsley and the M1 network. The accommodation comprises: Living room, breakfast kitchen, two bedroom and a bathroom, externally there is a rear yard and garden area

GROUND FLOOR

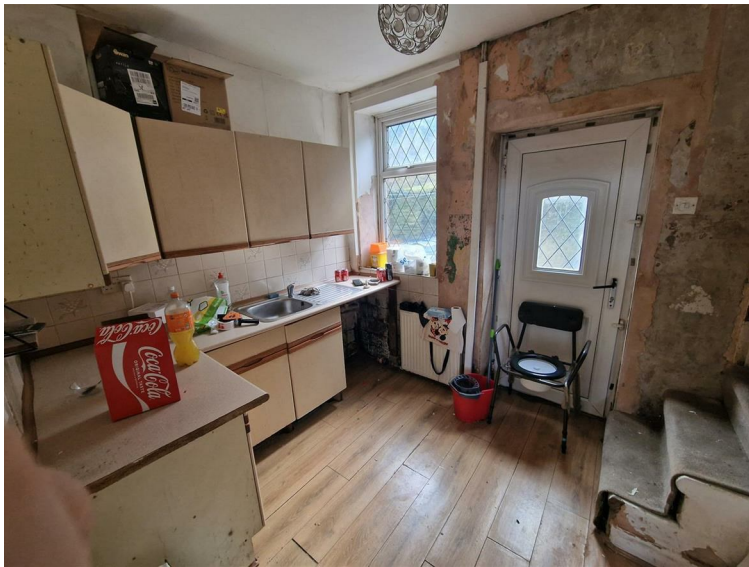
LOUNGE

Ceiling light point, laminate wood effect flooring, double glazed window with front aspect



KITCHEN

Would benefit from updating



FIRST FLOOR

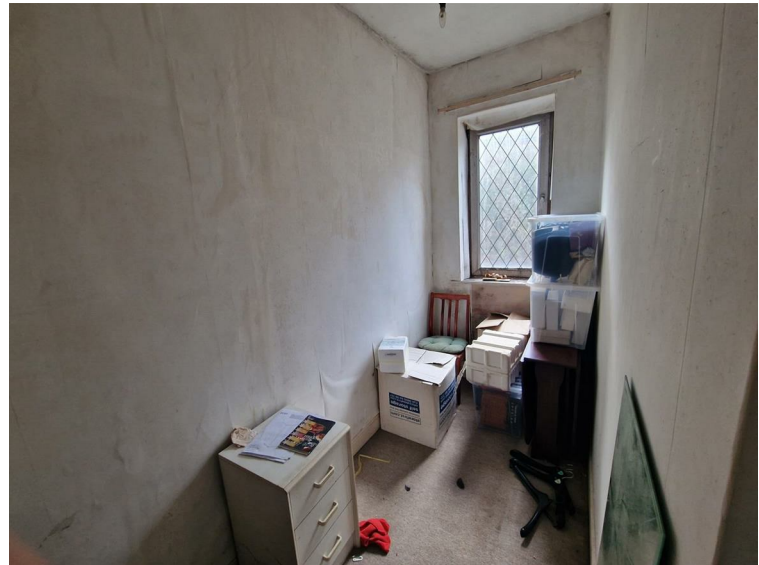
BEDROOM

Ceiling light, uPVC double glazed window



BEDROOM

Ceiling light, double glazed window



BATHROOM

Would benefit from updating



Pontefract Road, Hoyle Mill, Barnsley, S71 1HS

OUTSIDE

Rear yard and garden area



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services
We believe all are available.

Tenure
Assumed to be freehold.


Offer Procedure
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

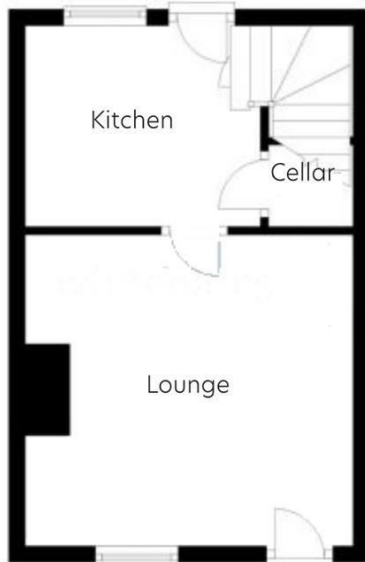
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
Approx 25 sq meters



FIRST FLOOR
Approx 25 sq meters



Total Area Approx 50sq meters

*For illustration purposes only. Do Not Scale!

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required