



HUNTERS®

HERE TO GET *you* THERE

13 Chapel Street, Hoyland, Barnsley, S74 0NW

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Offers In Excess Of £160,000

On Chapel Street in the charming area of Hoyland, Barnsley, this traditional mid-terrace house offers a delightful blend of character and modern convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable living space.

Upon entering, you will be greeted by two inviting reception rooms, each showcasing original features that add a touch of historical charm. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a vibrant playroom.

The property boasts a generously sized garden, a rare find for a terrace home, providing ample outdoor space for relaxation, gardening, or entertaining. This extra-large garden is a wonderful asset, allowing you to enjoy the fresh air and sunshine right at your doorstep.

Conveniently located, this home is within easy reach of local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, the proximity to the motorway makes commuting a breeze, connecting you to nearby towns and cities.

In summary, this two-bedroom terrace property on Chapel Street is a fantastic opportunity for those seeking a home with character, space, and convenience. With its original features, ample garden, and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

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Chapel Street



Approx. Gross Internal Floor Area 1026 sq. ft / 95.42 sq. m (Excluding Attic)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lounge
13'1" x 13'9"

Dining room
13'1" x 13'1"

Kitchen
10'2" x 6'6"

Cellar
13'1" x 13'1"

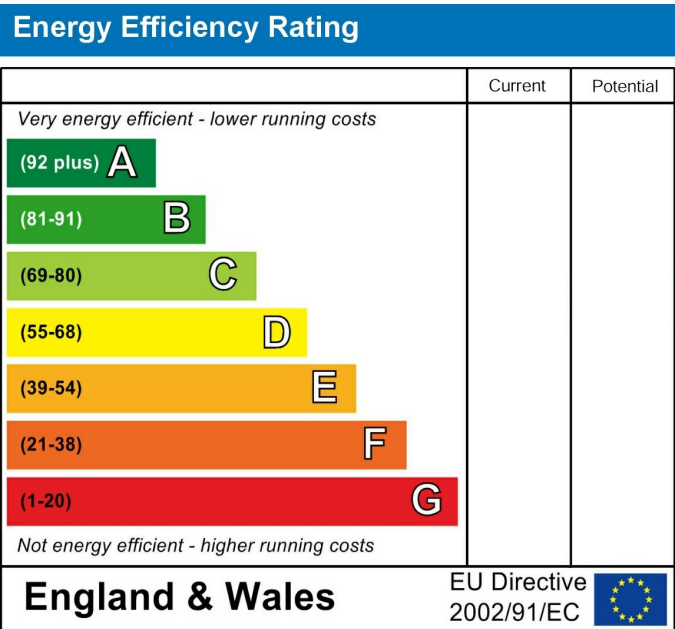
Landing
36'1" x 36'1"

Bedroom one
13'1" x 13'9"

Bedroom two
9'10" x 8'2"

Family bathroom

Attic room



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









