

HUNTERS[®]

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Spring Gardens

Hoyland, Barnsley, S74 9QW

Offers In Excess Of £250,000 -
£300,000



- 3 BED DETACHED BUNGALOW
- SPACIOUS, FLEXIBLE LAYOUT
- TWO GARAGES AND DRIVEWAY
- PLENTY OF POTENTIAL
- COUNCIL TAX BAND C

- NO UPWARD CHAIN
- ADDITIONAL SUN ROOM
- OFF THE BEATEN TRACK
- CLOSE TO AMENITIES
- EPC RATING E

Tel: 0114 257 8999

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Offers In Excess Of £250,000 -



NO UPWARD CHAIN! SITUATED OFF THE BEATEN TRACK IS THIS DELIGHTFUL AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH TWO DETACHED GARAGES, located on a quiet cul de sac, but still walking distance to Hoyland and all its amenities, serviced by good public transport links, only a short drive to the M1 and with direct roads leading to Barnsley, Sheffield and Rotherham. This sizeable bungalow boasts generous dimensions throughout, a sun filled conservatory, open plan living space, plenty of scope for further extension if required, ample off road parking with two garages and with no upward chain it is ready and waiting for you to move in and put your own stamp on it! Briefly comprising entrance hall, living room opening out into the dining room, conservatory, kitchen, three good sized bedrooms and family bathroom. Must be seen to truly appreciate the size, the possibility and the tranquil backwater location! Book now to avoid disappointment!

Entrance Hall

Through a uPVC glazed door leads in to a lengthy entrance hallway, comprising wall mounted radiator, telephone point, door leading to a storage cupboard containing the hot water tank and loft hatch leading to a partially boarded loft.

Living Room

15'8 x 11'2 (4.78m x 3.40m)

A large living room flooded in natural light through a large front facing uPVC bay window, boasting a coal effect electric fire with marble surround and wooden mantelpiece giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point and archway opening our into the dining area.

Dining Room

10'4 x 9'1 (3.15m x 2.77m)

A light and airy dining area, benefiting from sliding patio doors leading into the conservatory, comprising wall mounted radiator and archway opening out into the living room creating a great social space.

Sun Room

13'5 x 8'5 (4.09m x 2.57m)

A great addition to any home, creating additional living space to use as you wish and allowing you to enjoy the garden all year round, this uPVC conservatory comprises wall mounted radiator, fan light, aerial point and uPVC glazed door leading directly out onto the garden.

Kitchen

10'4 x 10'0 (3.15m x 3.05m)

A spacious and bright kitchen, offering an array of cream wooden wall and base units providing plenty of storage space, contrasting dark work surfaces, inset stainless steel sink and drainer with matching mixer tap, integrated stainless steel gas hob and electric oven, extractor hood above, under counter space and plumbing for washing machine, space for tall fridge freezer, solid fuel boiler, inset spotlights, wall mounted radiator, uPVC window and glazed uPVC door leading directly out on to the rear patio.

Bedroom 1

12'5 x 10'4 (3.78m x 3.15m)

A large double bedroom hosting an array of dark wooden fitted wardrobes, drawers and vanity unit, also comprising wall mounted radiator and rear facing uPVC window.

Bedroom 2

11'0 x 9'6 (3.35m x 2.90m)

A further good sized double bedroom comprising wall mounted radiator and front facing uPVC window.

Bedroom 3

9'5 x 7'9 (2.87m x 2.36m)

A good sized single bedroom comprising wall mounted radiator and front facing uPVC window.

Bathroom

10'4 x 6'9 (3.15m x 2.06m)

A generously sized, fully tiled bathroom hosting a corner bath, separate corner shower cubicle, low flush WC, large white vanity unit with inset large ceramic sink, wall mounted radiator, inset spot lights and frosted uPVC window.

Garages

17'3 x 9'5 & 16'10 x 8'3 (5.26m x 2.87m & 5.13m x 2.51m)

The property boasts two sizeable garages offering that extra storage we all crave or secure off road parking, both with up and over doors and one with lighting and sockets

Exterior

The property boasts kerb appeal with well tamed privet hedges and well stocked, colourful borders to the front of the property. There is a gated driveway to the side of the proeprty providing off road parking. To the rear and side of the property is a low maintenance, yet extensive garden, mainly laid with slabs, perfect for entertaining in the summer months, a neat lawn area, outdoor lighting and outdoor tap.

GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



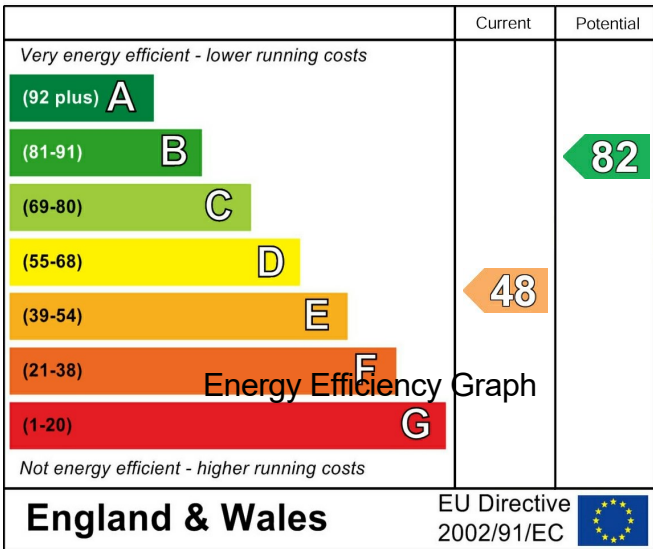
TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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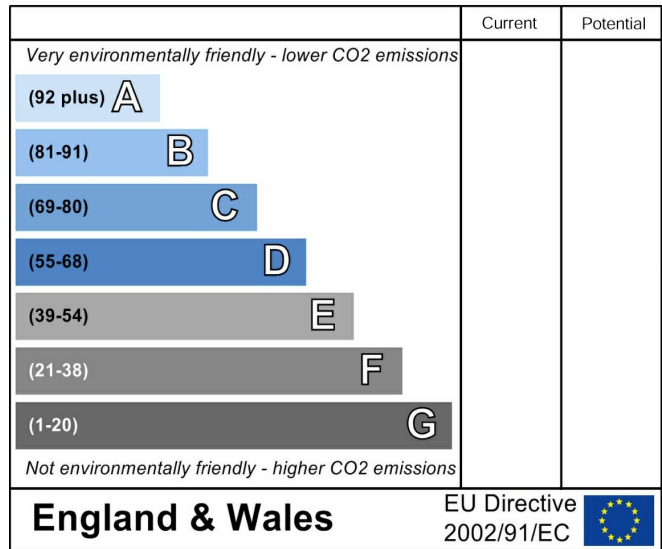




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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. **THINKING OF SELLING?** 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.

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