



Elm Street

Hoyland, Barnsley, S74 0AG

Guide Price £130,000 - £140,000



- 3 BED END TERRACE
- DECEPTIVELY SPACIOUS
- WELL KEPT, FULLY ENCLOSED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- MODERN KITCHEN AND BATHROOM
- GOOD COMMUTER LOCATION
- EPC RATING D

Elm Street

Hoyland, Barnsley, S74 0AG

Guide Price £130,000 - £140,000



Guide Price of £130,000 - £140,000

Welcome to this charming end terrace house located on Elm Street in the desirable area of Hoyland, Barnsley.

Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests. The property boasts three well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office.

The house features a modern bathroom, ideal for unwinding after a long day. The kitchen diner is a highlight of this property, providing a lovely space for cooking and enjoying meals with loved ones.

One of the standout features is the fully enclosed garden offering a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

Situated in a good commuter location, this property provides easy access to transport links, making it ideal for those who need to travel for work or leisure. Additionally, being close to amenities means that daily essentials are just a stone's throw away.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Elm Street living for yourself.

ENTRANCE HALL

Stepping through a white uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing a place to take off those muddy boots. Comprising of neutral décor with grey carpeted stairs leading to first floor and door entering into the lounge area.

LIVING ROOM

13'11 x 12'10 (4.24m x 3.91m)

A sleek and polished living space filled with plenty of natural sources of light through a large uPVC half bay window to the front. Comprising of stylish décor, grey carpet flooring, wall mounted radiator and aerial point in place. Plenty of space for furniture creating the perfect room to entertain family and friends with door leading to the Kitchen/Dining room.

KITCHEN/DINER

17'01 x 9'02 (5.21m x 2.79m)

A spacious kitchen diner, creating a great family hub or social space, hosting an array of light wood wall and base units offering plenty of storage space, contrasting light grey work surfaces, inset stainless steel electric oven and four ring gas hob with stainless steel chimney style extractor hood above, inset stainless steel sink and drainer with matching mixer tap, integrated fridge/freezer with under counter space and plumbing for washing machine and dryer. Benefitting of easy to maintain tile flooring with wall mounted radiator, large under stairs built in storage cupboard, and space for dining table. Open archway leading into the lobby.

LOBBY

Having handy storage cupboard to the side with further door leading to the third bedroom and uPVC door leading straight into the enclosed rear garden.

BEDROOM 3/STUDY

7'02 x 8'01 (2.18m x 2.46m)

A handy added bedroom, study or playroom comprising of neutral décor and carpet with wall mounted radiator and uPVC window to the rear.

LANDING

Carpeted landing space with doors leading to bedroom one and two and family Bathroom.

BEDROOM 1

11'08 x 11'04 (14'01 including wardrobe) (3.56m x 3.45m (4.29m including wardrobe))

A spacious double bedroom hosting three built in wardrobes offering that extra storage we all crave, comprising of large uPVC front facing window with carpet flooring and wall mounted radiator. Plenty of space for bedroom furniture.

BEDROOM 2

9'05 x 10'11 (2.87m x 3.33m)

A further good sized double bedroom hosting modern décor with carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

BATHROOM

6'11 x 7'03 (2.11m x 2.21m)

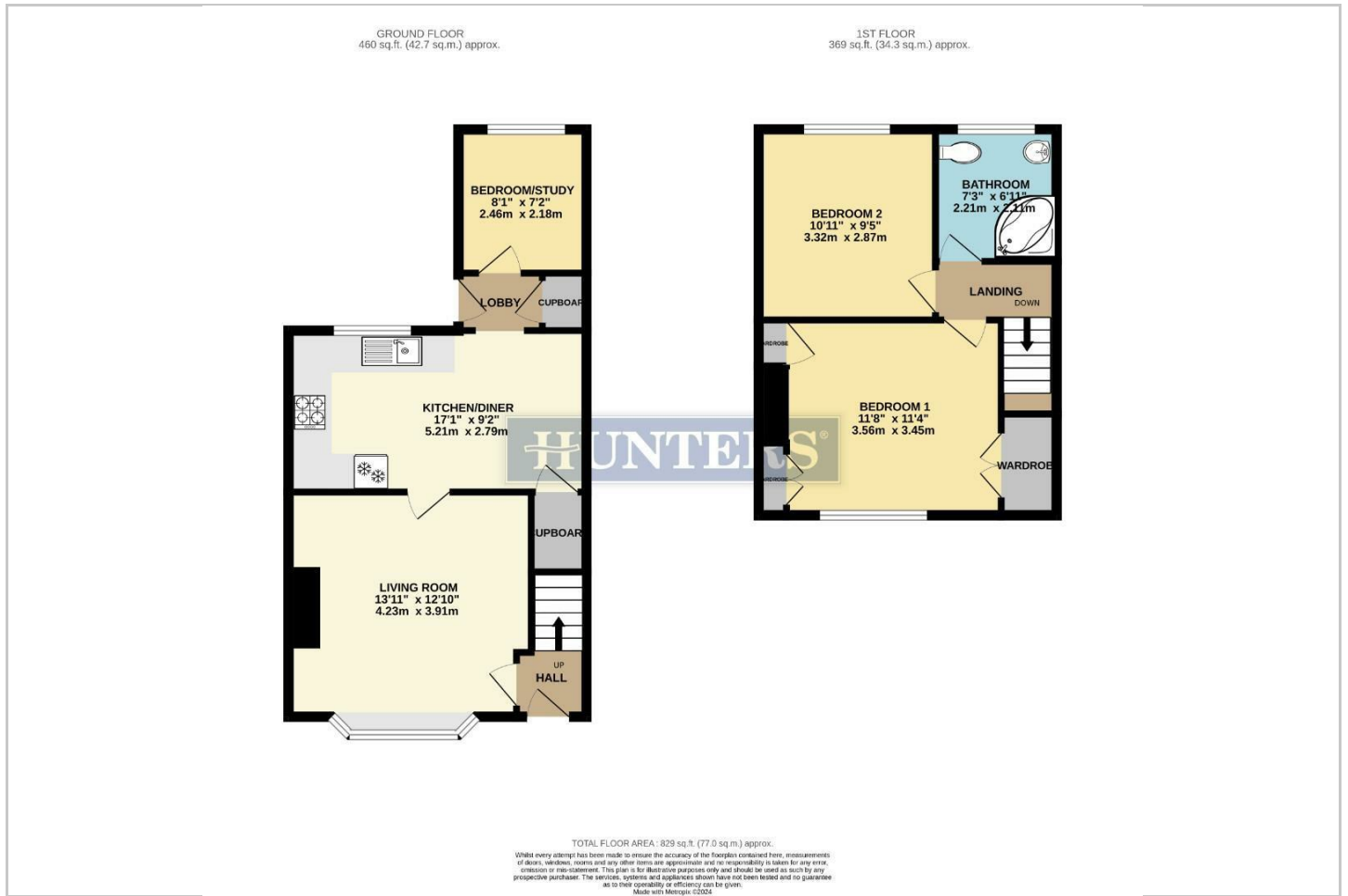
A generously sized family bathroom, tiled in a calming natural tone, comprising large corner bath with shower over, white pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window to the rear.

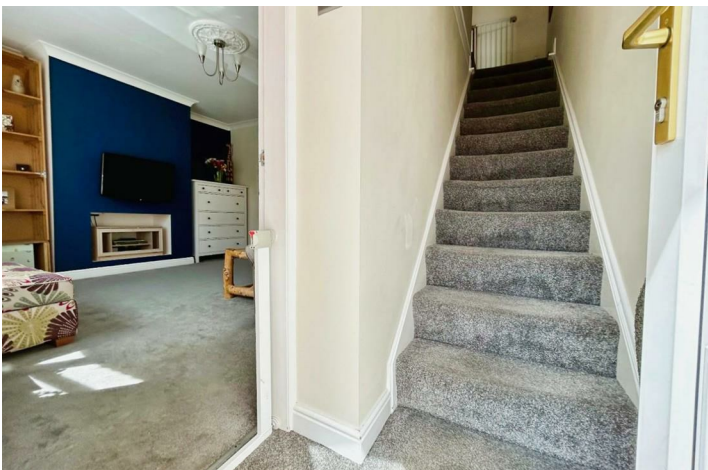
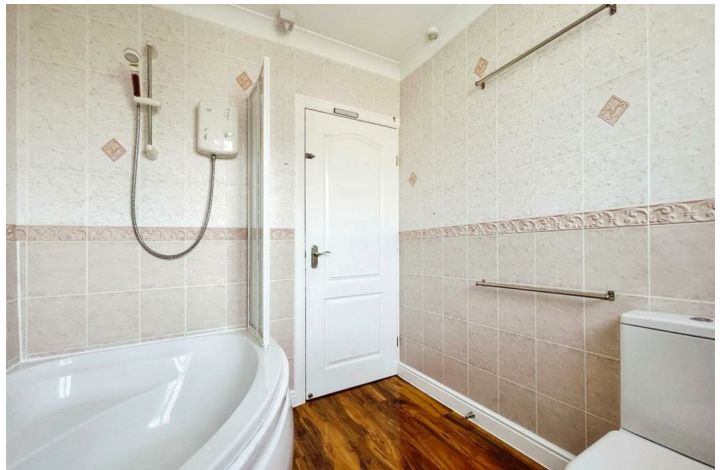
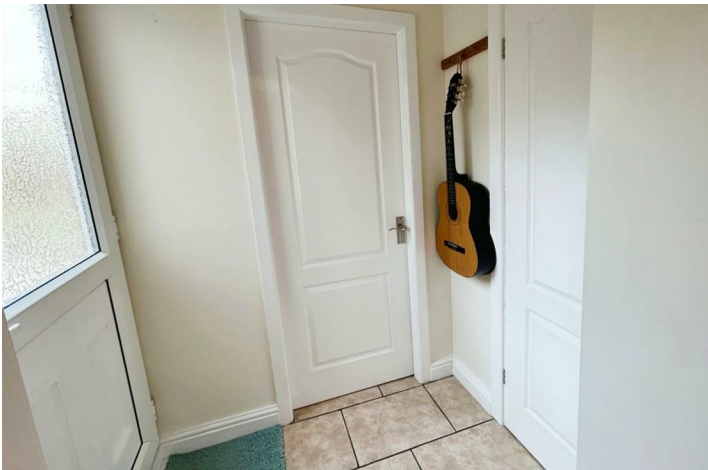
EXTERIOR

Adding further wow factor to this family home is this well designed, fully enclosed, well maintained garden. Being mainly laid to lawn, with a blocked paved patio area perfect for entertaining in the summer months with an extra bonus of a beautiful slabbed area to the rear end of the garden housing a large green garden shed. Surrounding by wooden fencing with plants and shrubs for added privacy.

The front of the property hosts a much sought after double driveway with paved pathway leading to front entrance door.

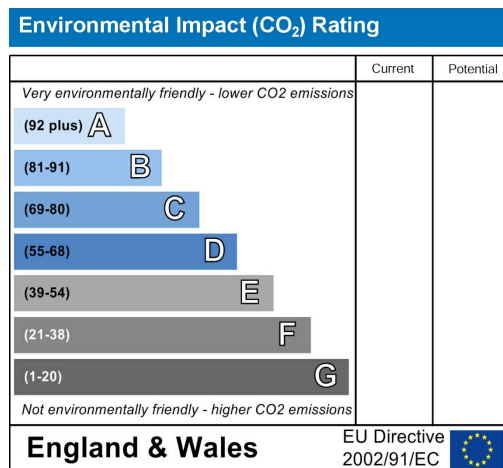
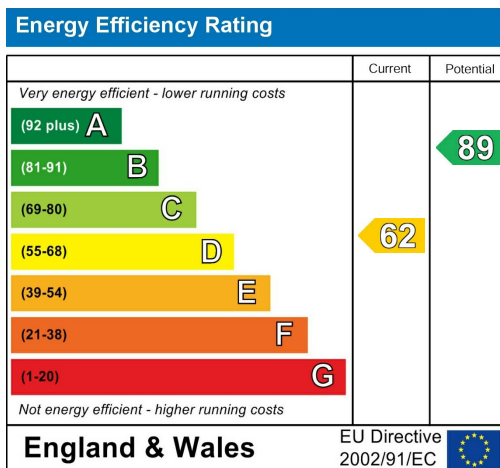
Floorplan







Energy Efficiency Graph



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





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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

