



## Valley Way

Hoyland, Barnsley, S74 9AN

Guide Price £220,000 - £230,000



- 3 BED SEMI DETACHED
- LOVINGLY RENOVATED
- GENEROUS DIMENSIONS
- WELL LANDSCAPED GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- STYLE AND SUBSTANCE
- IMPRESSIVE OUTBUILDING WITH ENDLESS POSSIBILITIES
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

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GUIDE PRICE £220,000 - £230,000. NO UPWARD CHAIN! STEP INSIDE THIS BEAUTIFULLY PRESENTED, FULLY RENOVATED 3 BED SEMI DETACHED PROPERTY ALSO BENEFITTING FROM AN OUTDOOR BAR/BEAUTY ROOM WITH LOTS OF POTENTIAL. Located within walking distance to an array of amenities and Hoyland Centre, a short drive to Elsecar Heritage Center or the Wentworth Estate, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Barnsley, Sheffield and Rotherham. The property has been stylishly renovated throughout by the current owners, showcasing a country style kitchen, wood panelled living room, contemporary fixtures and fittings, characterful exposed brick walls, generous dimensions throughout, a well landscaped garden, sizeable drive, an impressive outbuilding and with no upward chain it is ready to move straight in! Briefly comprising entrance hall, living room, kitchen/diner, three good sized bedrooms, family bathroom and outdoor bar /beauty room, which provides so many options for use! Must be seen to appreciate the size, the finish and the possibilities...book now to avoid disappointment!



## ENTRANCE HALLWAY

Through a glazed uPVC door leads into the entrance hallway, complete with laminate flooring, wall mounted radiator, stairs rising to the first floor and door leading into the living room.

## LOUNGE

15'1" x 11'5" (4.6 x 3.5)

A sumptuous living room, hosting a charming exposed brick fireplace giving a great focal point to the room, a large front facing uPVC bay window floods the room in natural light, also comprising wood panelling, wall mounted radiator, aerial point and telephone point.

## KITCHEN/DINER

17'8" x 10'9" (5.4 x 3.3)

A superb, country style kitchen/diner comprising an array of cream wall and base units providing plenty of storage space, contrasting stone effect work surfaces, over counter lighting, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, stainless steel gas hob housed in an original fireplace with extractor hood above, integrated appliances including; double oven; tall fridge freezer; dishwasher and washing machine, inset spots, wall mounted radiator, tiled flooring, large built in storage cupboard/pantry, uPVC window overlooking the garden and glazed uPVC door leading to the exterior and side patio.

## LANDING

A roomy landing comprising loft hatch with fitted ladders leading to a fully boarded loft with lighting, also comprising uPVC window and doors leading to all bedrooms and bathroom.

## BEDROOM 1

11'5" x 11'1" (3.5 x 3.4)

A light and airy master bedroom drenched in natural light through a large front facing uPVC window, also comprising wall mounted radiator and aerial point.

## BEDROOM 2

11'1" x 10'9" (3.4 x 3.3)

A further good sized double bedroom comprising

built in wardrobes that also houses the Combi boiler, wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

8'3" x 6'6" (2.52 x 2)

A good sized single bedroom, nursery or home office, comprising wall mounted radiator and front facing uPVC window.

## BATHROOM

6'2" x 5'10" (1.9 x 1.8)

A generously sized family bathroom, tiled in serene, natural tones, comprising 'L' shaped bath with drench shower over, cream vanity unit with inset ceramic sink and low flush WC, wall mounted chrome heated towel rail, inset spots, extractor fan and frosted uPVC window.

## OUTBUILDING

The possibilities are endless in this fully insulated, wood clad building, currently an impressive bar and home beauty room, comprising built in bar area with banquette seating, built in beauty stand with mirror, inset spotlights, wall mounted electric heater, Indian stone flooring, aerial point and plenty of sockets. A door leads to a modern WC comprising low flush WC, grey gloss vanity unit with inset ceramic sink, extractor fan and instant electric water heater feeding both hot and cold water to the building.

## EXTERIOR

The property hosts a large plot that could offer further scope for extension if desired, the rear garden is extensive and fully enclosed, comprising both a private side and rear Indian stone patio, perfect for entertaining in the summer months, a sizeable lawn area, further decked patio at the bottom of the garden allowing you to chase the sun, outdoor lighting and outdoor tap. The shed not only offers that extra storage we all crave with more down the gated side, but also lighting, further sockets and ventilation for a dryer. To the front of the property is a large walled driveway providing off road parking for two cars, there is also security lighting to the front and side of the property.

# Floorplan

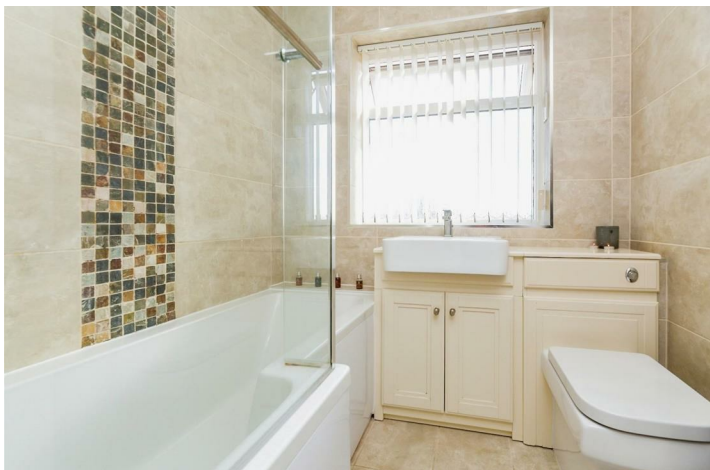


Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



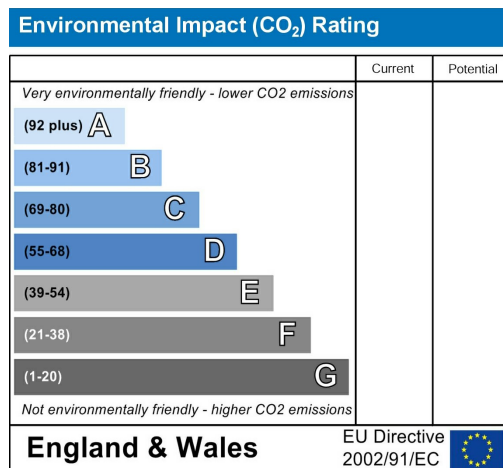
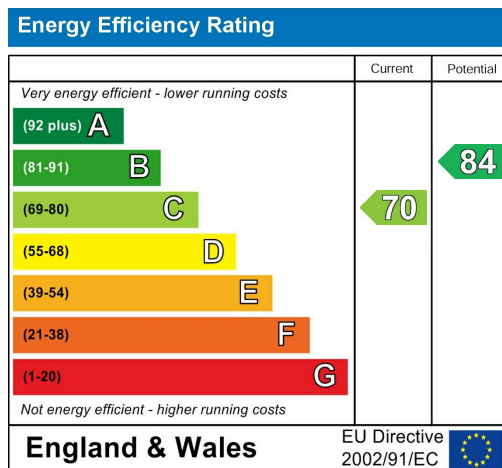








## Energy Efficiency Graph

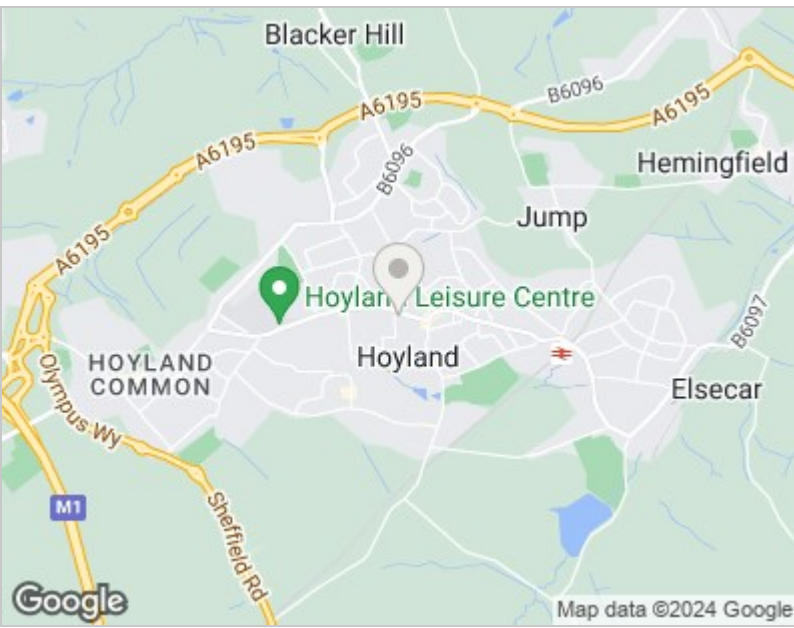


## Viewing

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.

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