



Elm Street

Hoyland, Barnsley, S74 0AG

Guide Price £125,000 - £130,000



- 2 DOUBLE BED TERRACE
- MODERN BATHROOM AND KITCHEN
- NEW FLOORING THROUGHOUT
- SIZEABLE GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- FRESH WHITE DECOR
- GENEROUS DIMENSIONS
- DRIVEWAY
- COUNCIL TAX BAND A

Elm Street

Hoyland, Barnsley, S74 0AG

Guide Price £125,000 - £130,000



GUIDE PRICE £125,000 - £130,000. NO UPWARD CHAIN! STEP INSIDE THIS SPACIOUS, RECENTLY REFRESHED TWO DOUBLE BEDROOM TERRACE PROPERTY WITH DRIVEWAY. The property is located in the perfect commuter spot of Hoyland, minutes away from the M1, serviced by good public transport links, walking distance to an array of amenities, surrounded by reputable schools and with direct roads leading to Barnsley, Sheffield and Rotherham. The property has recently undergone a revive, with tasteful new carpets, fresh white decor, new lawn to the garden, alongside generous dimensions, modern kitchen and bathroom, sizeable garden, much sought after off road parking on the driveway, ensuring that you never have to worry about finding a parking spot after a long day at work. and with no upward chain it is ready and waiting for you to put your stamp on it! Briefly comprising entrance hall, living room, kitchen/diner, two double bedrooms and family bathroom. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and see for yourself the potential this property has to offer.

LIVING ROOM

13'11 x 12'11 (4.24m x 3.94m)

A light and airy living room drenched in natural light through a large front facing uPVC window, a white feature fireplace with marble surround gives a great focal point to the room and if you choose to install a fire once again would create a cosy feel in the wintry months, also comprising telephone point and wall mounted radiator.

KITCHEN/DINER

16'11 x 9'07 (5.16m x 2.92m)

A spacious kitchen/diner, creating a great social space or family hub, offering a contemporary kitchen boasting an array of cream wall and base units providing plenty of storage space, contrasting stone effect textured work top, inset black one and a half bowl sink with chrome mixer tap, inset electric hob with stainless steel extractor hood above, integrated electric oven/grill, wall mounted Combi boiler, under counter space and plumbing for a washing machine, large under stairs storage cupboard, wall mounted radiator, two uPVC windows over looking the garden and glazed composite door leading out onto the rear patio area.

BEDROOM 1

17'01 x 11'02 (5.21m x 3.40m)

A large double bedroom flooded in natural light through a large front facing uPVC window, also comprising built in storage cupboard and wall mounted radiator.

BEDROOM 2

11'00 x 9'10 (3.35m x 3.00m)

A further double bedroom, nursery or home office, comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

7'4 x 6'10 (2.24m x 2.08m)

A modern, generously sized, monochrome bathroom, fully tiled in fresh white with a black border, comprising bath with electric shower over, pedestal sink, low flush WC, chrome wall mounted heated towel rail and frosted uPVC window.

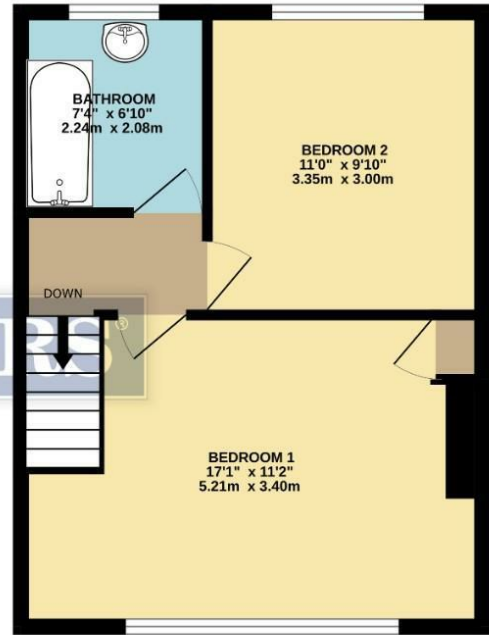
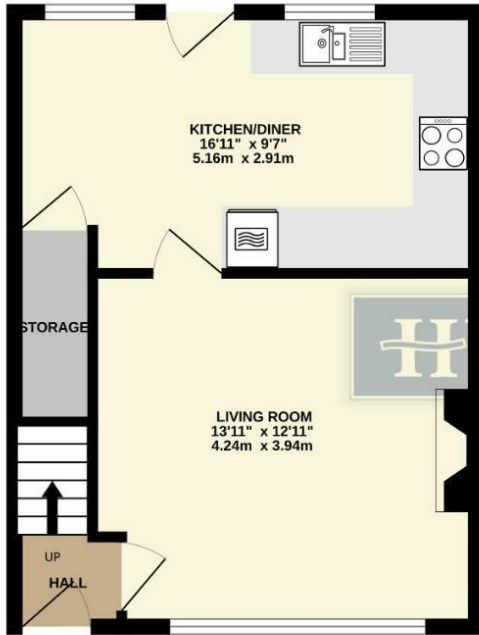
EXTERIOR

To the rear of the property is a fully enclosed, sizeable, low maintenance garden, hosting a large patio area perfect for entertaining in the summer months and freshly laid neat lawn area. To the front of the property is a driveway, providing that much sought after off road parking, no searching for a space required.

Floorplan

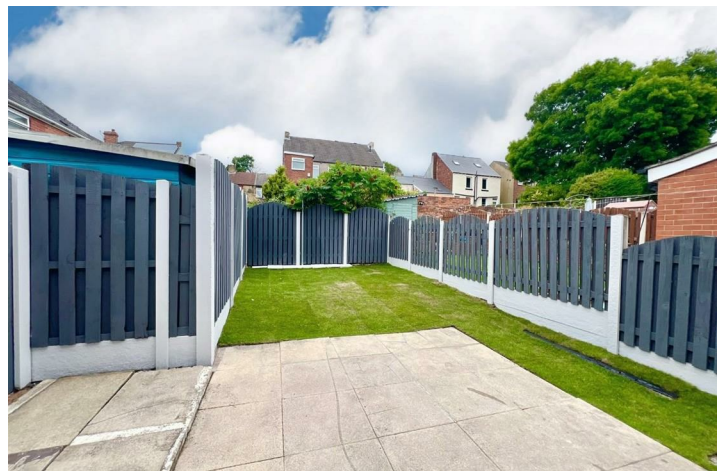
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.

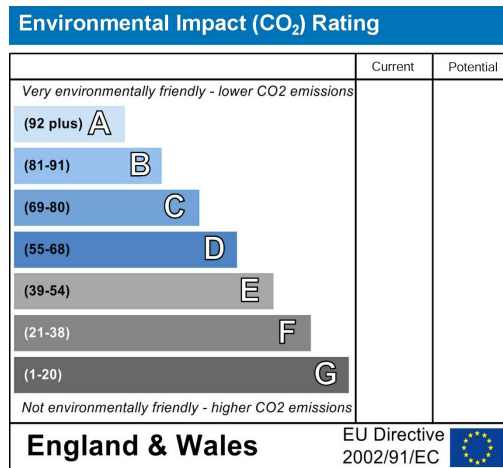
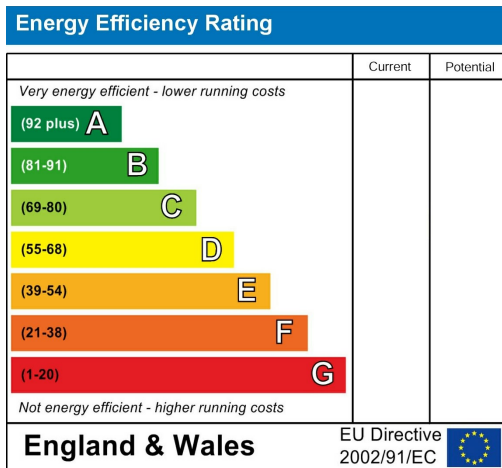


TOTAL FLOOR AREA : 749 sq.ft. (69.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2024





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>

