



Springwood Road

Hoyland, S74 0AZ

Guide Price £170,000 - £180,000



- THREE BED SEMI-DETACHED
- MODERN KITCHEN AND BATHROOM
- GOOD COMMUTER LOCATION
- GENEROUS DIMENSIONS THROUGHOUT
- COUNCIL TAX A

- NO UPWARD CHAIN
- WELL KEPT, FULLY ENCLOSED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- BEAUTIFULLY PRESENTED
- MOVE STRAIGHT IN

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GUIDE PRICE £170,000 - £180,000 , Welcome to this impeccably presented 3 bed semi-detached house located on Springwood Road in the delightful area of Hoyland, Barnsley, walking distance to an array of amenities, serviced by good public transport links, surrounded by reputable schools, minutes away from the M1 with direct roads leading to Barnsley, Sheffield and Rotherham.

The property boasts modern decor throughout the house adding a touch of elegance and style, creating a warm and welcoming atmosphere, generous dimensions with three good sized bedrooms, a beautifully landscaped, sun drenched garden, ample off road parking on the driveway and with no upward chain it is ready to go! Briefly comprising entrance hall, living room, dining room, kitchen, three good sized bedrooms and family bathroom.

Don't miss out on the opportunity to own this lovely home in a desirable location. Book a viewing today and envision the possibilities that this property holds for you and your family.

LIVING ROOM

14'1 x 13'1 (4.29m x 3.99m)

A stylish, light and airy living space drenched in natural light through a large front facing uPVC window, also comprising wall mounted radiator, aerial point, telephone point, Karndean flooring and glazed doors opening out into the hallway.

KITCHEN

10'10 x 10'6 (3.30m x 3.20m)

This contemporary kitchen hosting an array of dark wood shaker wall and base units providing plenty of storage space, contrasting cream effect laminate worktops, white composite sink with drainer and chrome traditional mixer tap, space for double fridge/freezer, under counter space and plumbing for washing machine, inset 4 ring gas hob with stainless steel extractor hood above, integrated electric oven, cream modern floor tiles, uPVC window and door overlooking the garden.

DINING ROOM

10'6 x 9'10 (3.20m x 3.00m)

A well presented dining area, opening out from the kitchen creating a great social space or family hub, comprising wall mounted radiator, telephone point and uPVC window looking into garden, easily changed to patio doors if desired.

HALLWAY

Through a composite glazed door leads into an impressive, roomy entrance hallway, creating the perfect cloakroom space, comprising cream tiled flooring, wall mounted radiator, under stairs storage cupboard with wall mounted boiler, modern glass stairs rising to the first floor.

BEDROOM 1

12'2 x 9'10 (3.71m x 3.00m)

A sumptuous master bedroom, drenched in natural light through a large uPVC window, built in wardrobe and wall mounted radiator.

BEDROOM 2

13'6 x 8'10 (4.11m x 2.69m)

A further double bedroom with built in wardrobes, wall mounted radiator and rear facing uPVC

window looking onto the garden.

BEDROOM 3

10'3 x 8'6 (3.12m x 2.59m)

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

BATHROOM

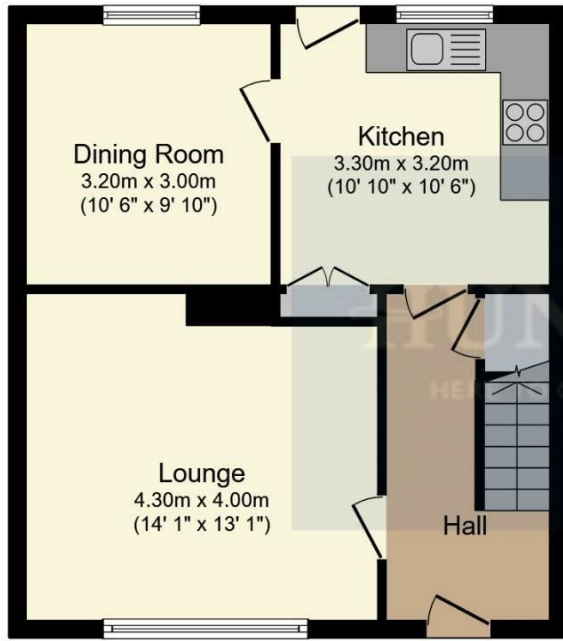
7'7 x 5'5 (2.31m x 1.65m)

A modern, generously sized family bathroom, tiled in fresh cream, comprising white bath with shower over, white low flush WC, white pedestal sink, inset spotlights, tiled flooring wall mounted radiator and frosted uPVC window.

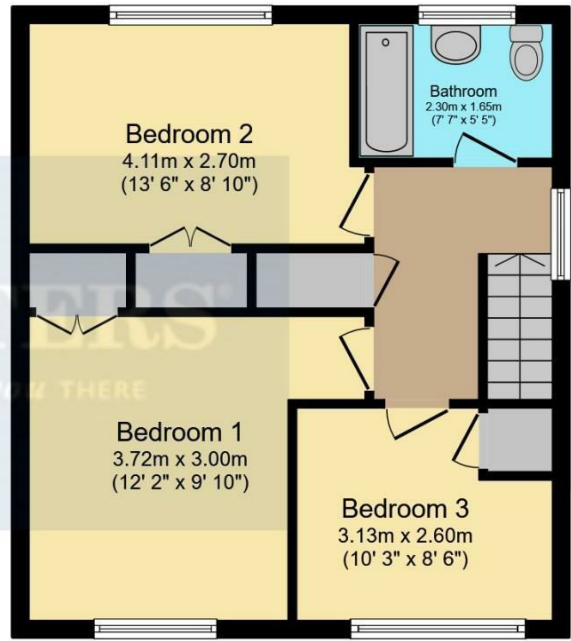
EXTERIOR

The front of the property hosts a spacious driveway with further parking to the side. To the rear of the property is a fully enclosed, well landscaped, low maintenance garden, with a sizeable lawned area, large pebbled patio area, the perfect spot to entertain or relax in the summer months, outdoor lighting and CCTV.

Floorplan



Ground Floor

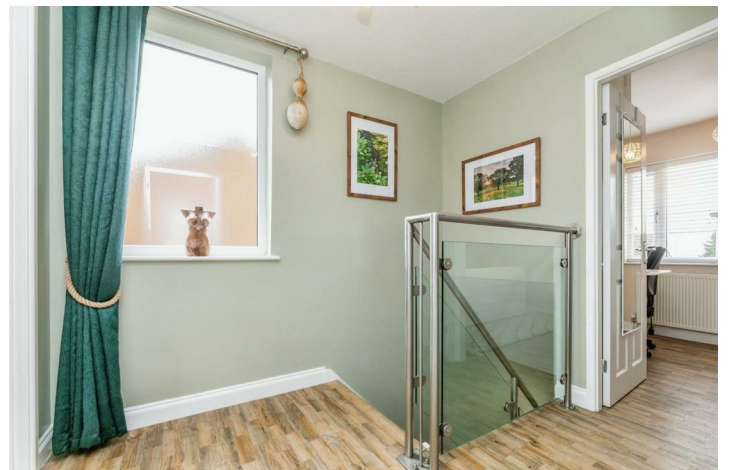


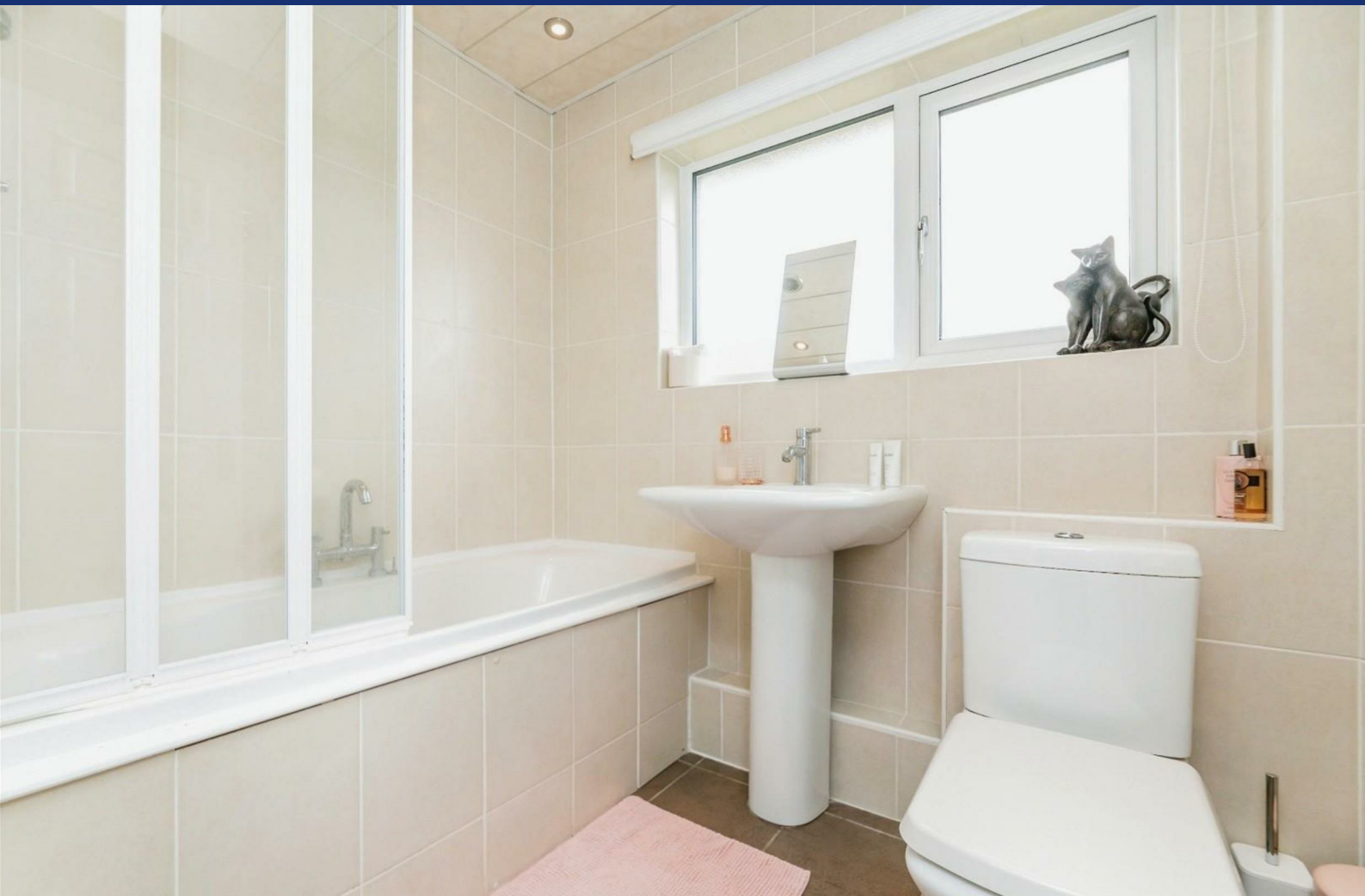
First Floor

Total floor area 93.4 m² (1,006 sq.ft.) approx

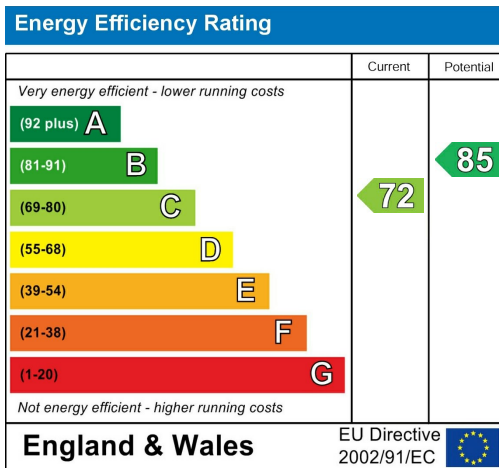
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







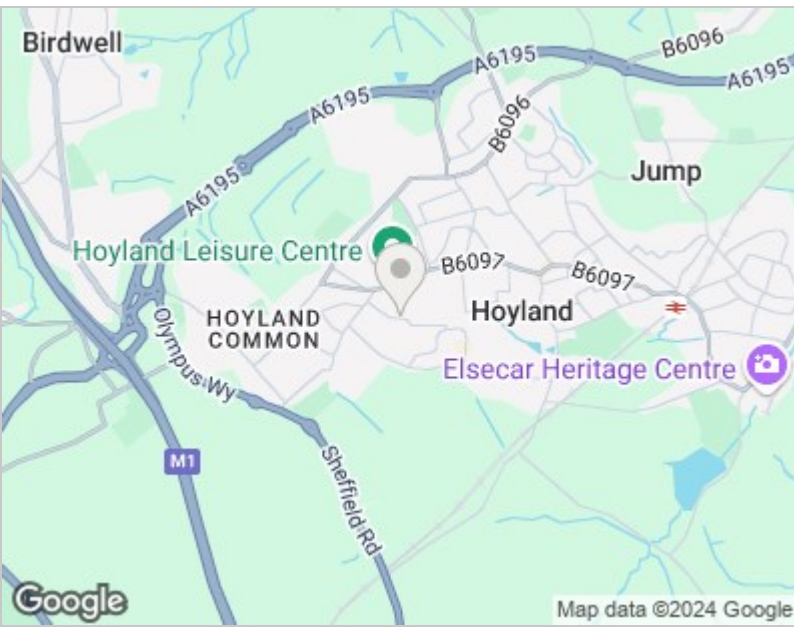
Energy Efficiency Graph



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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