



## Allott Street

Hoyland, Barnsley, S74 0NQ

Asking Price £90,000



- 2 DOUBLE BED MID TERRACE
- GREAT INVESTMENT OR FIRST STEP ON THE LADDER
- MODERN KITCHEN AND BATHROOM
- CLOSE TO AMENITIES
- EPC RATING D
- NO UPWARD CHAIN
- SPACIOUS LAYOUT
- LOW MAINTENANCE COURTYARD
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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**NO UPWARD CHAIN.** Located in the perfect commuter location of Hoyland, Barnsley, this sizeable house is a fantastic opportunity for both investors and first-time buyers alike. Boasting two spacious double bedrooms, this property offers comfortable living spaces perfect for a small family or professionals looking for extra room. Situated withing walking distance to an array of shops/bars, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Barnsley, Sheffield, Rotherham and the A1.

Boasting generous dimensions, neutral decor throughout, a modern bathroom and kitchen provide a stylish and functional space for everyday living and for those with busy schedules or who simply prefer low maintenance living, the property features a quaint yard that requires minimal upkeep, allowing you to enjoy your outdoor space without the hassle in the summer month. The property is sold with no upward chain, allowing you to quickly move in and put your own stamp on it.

Briefly comprising living room, kitchen, two large bedrooms and family bathroom.

Don't miss out on the chance to make this house your home or add it to your investment portfolio. Book a viewing today and discover the endless possibilities that this property on Allott Street has to offer.

## LIVING ROOM

13'1 x 11'11 (3.99m x 3.63m)

Through a glazed uPVC door leading into a spacious living room, comprising aerial point, uPVC window, telephone point, laminate flooring and wall mounted radiator.

## KITCHEN

8'03 x 7'03 (2.51m x 2.21m)

Hosting an array of white wooden wall and base units providing plenty of storage space, contrasting stone effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, electric oven, induction black hob, under counter space and plumbing for washing machine, wall mounted radiator, door leading to understairs storage, uPVC window over looking the courtyard and uPVC glazed door leading to the exterior.

## BEDROOM 1

11'04 x 11'11 (3.45m x 3.63m)

A large double bedroom hosting a front facing uPVC window, wall mounted radiator and storage cupboard housing wall mounted boiler.

## BEDROOM 2

10'09 x 11'07 (3.28m x 3.53m)

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

## BATHROOM

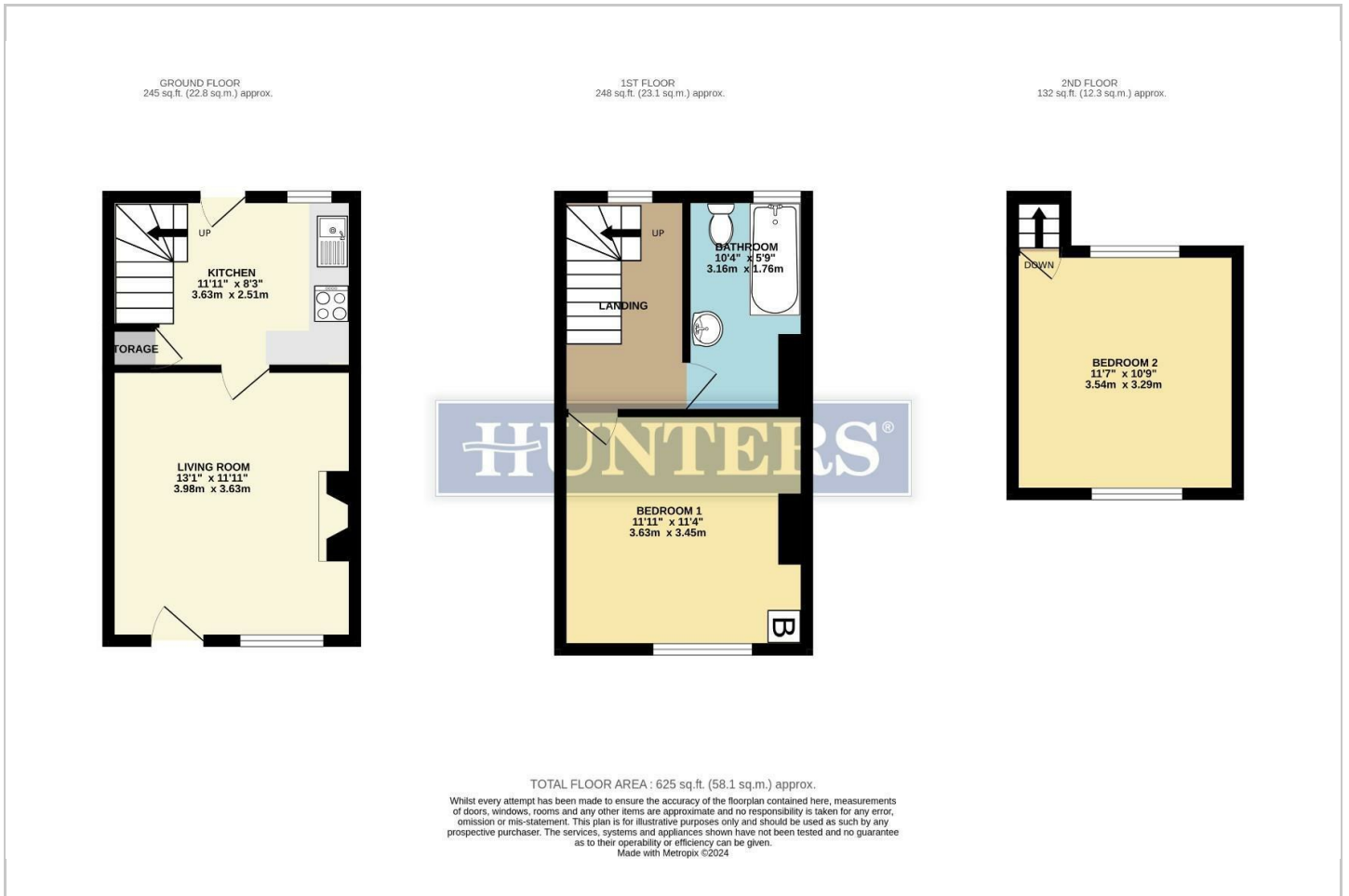
10'04 x 5'09 (3.15m x 1.75m)

A generously sized bathroom, tiled in fresh white, comprising bath, low flush WC, pedestal sink, wall mounted radiator and frosted uPVC window.

## EXTERIOR

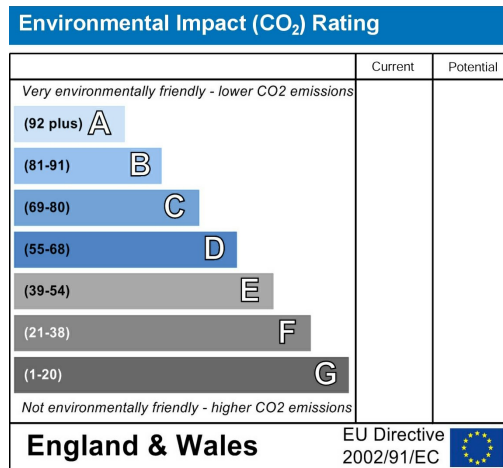
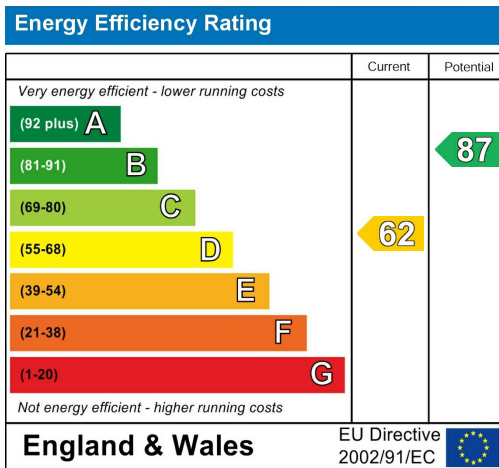
Immediately to the rear of the property is a shared, low maintenance paved courtyard, the perfect spot to sit and relax after a long day. Ample on street parking is available at the front of the property. There is also a secure outdoor store provides that extra storage we all crave. Ample on street parking is available at the front of the property.

# Floorplan





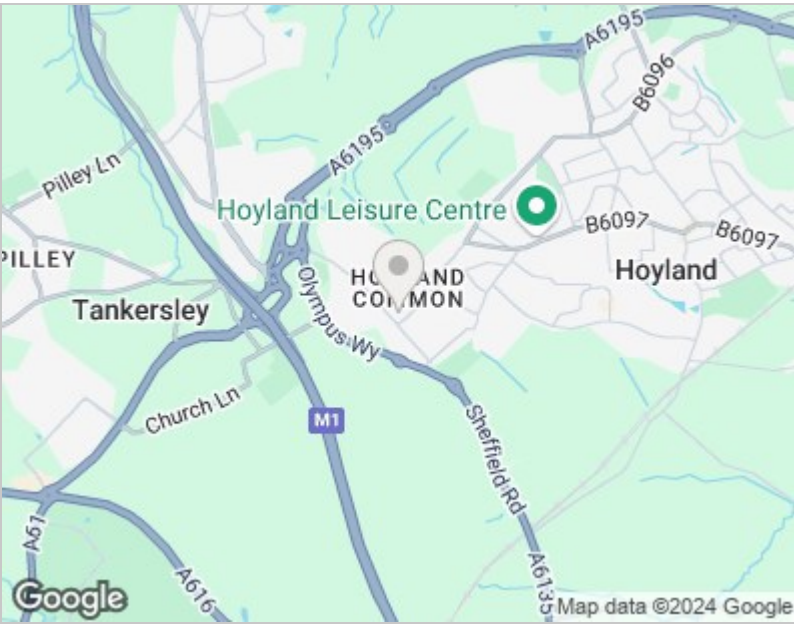
## Energy Efficiency Graph



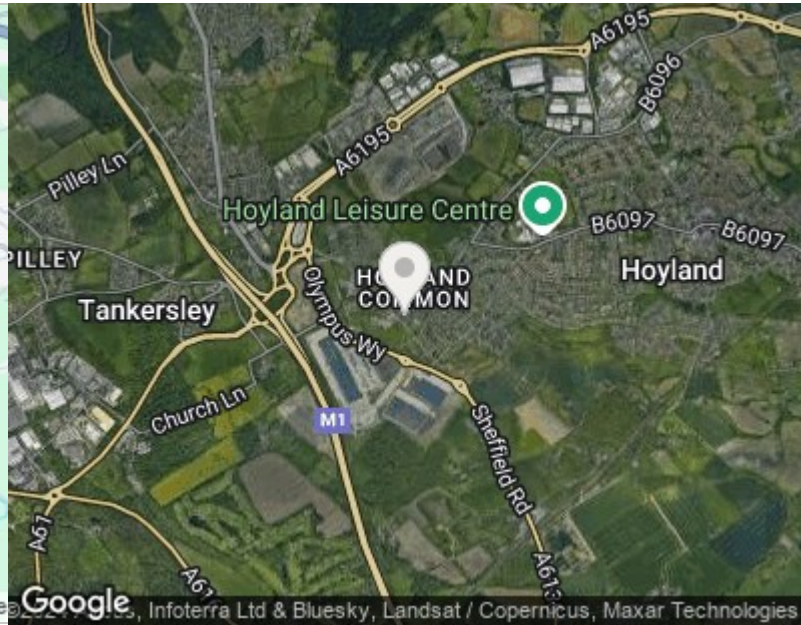
## Viewing

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.

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