



Princess Street

Hoyland, S74 0NN

Guide Price £125,000 - £140,000



- 3 BED END TERRACE
- GOOD INVESTMENT OR FIRST STEP ON THE LADDER
- MODERN FIXTURES AND FITTINGS
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- FRESH WHITE DECOR
- GENEROUS ROOM DIMENSIONS
- WALKING DISTANCE TO AMENITIES
- COUNCIL TAX BAND A

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GUIDE PRICE £125,000 - £135,000. NO UPWARD CHAIN! Located at the end of Princess Street in Hoyland, this spacious end terrace house is a gem waiting to be discovered. The property is a perfect blank canvas to create your dream home or a savvy investment opportunity. The perfect commuter spot, the property is situated within walking distance of an array of bars and shops, surrounded by reputable schools, less than five minutes away from the M1, serviced by good bus routes and with direct roads leading to Barnsley, Sheffield and Rotherham.

Step inside to find fresh decor throughout, creating a bright and welcoming atmosphere. The modern fixtures and fittings add a contemporary feel to the space. With good dimensions, there is ample space to unleash your creativity and design the home you've always envisioned and with no upward chain it is ready to go!

Briefly comprising living room, kitchen/diner, three good sized bedrooms and family bathroom.

Whether you're looking to take your first step on the property ladder or seeking a promising investment, this house on Princess Street is a fantastic find not to be missed. Book now to avoid disappointment!

LIVING ROOM

Through a glazed uPVC door leads into a light and airy living room, drenched in natural light through a large front facing uPVC window, also comprising wall mounted radiator, aerial point and telephone point.

KITCHEN/DINER

A contemporary, spacious kitchen/diner, a great family hub or social space, offering an array of stone coloured gloss wall and base units providing ample storage space, contrasting black work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset stainless steel gas hob with extractor hood above, integrated electric oven, under counter space and plumbing for a washing machine, space for a tall fridge/freezer, wall mounted radiator, uPVC window and glazed uPVC door leading to the rear courtyard.

CELLAR

Offering that extra storage we all crave, this sizeable cellar also features lighting.

BEDROOM 1

A large master bedroom comprising uPVC window and wall mounted radiator.

BEDROOM 2

A great single bedroom, nursery or home office comprising uPVC window and wall mounted radiator.

BATHROOM

A generously sized, monochrome family bathroom, comprising bath with shower over, pedestal sink, low flush WC, wall mounted chrome radiator and frosted uPVC window.

BEDROOM 3

A sizeable attic bedroom comprising a housed wall mounted Combi boiler, uPVC window and wall mounted radiator.

EXTERIOR

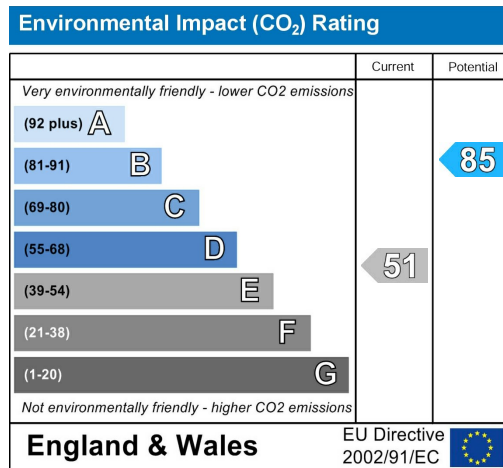
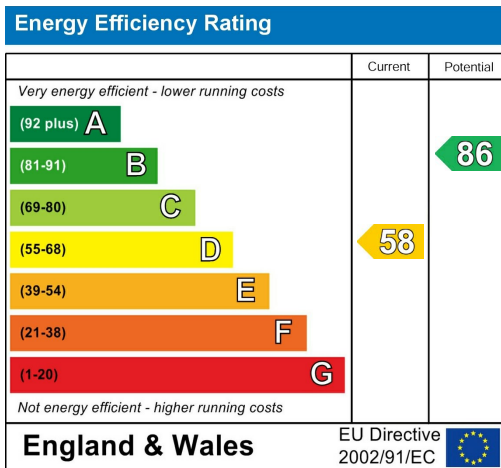
The front of the property offers ample on street parking. To the rear of the property is a fully enclosed, low maintenance garden, a great space to entertain in the summer months, mainly slabbed with an outdoor brick built storage cupboard and outdoor lighting.

Floorplan





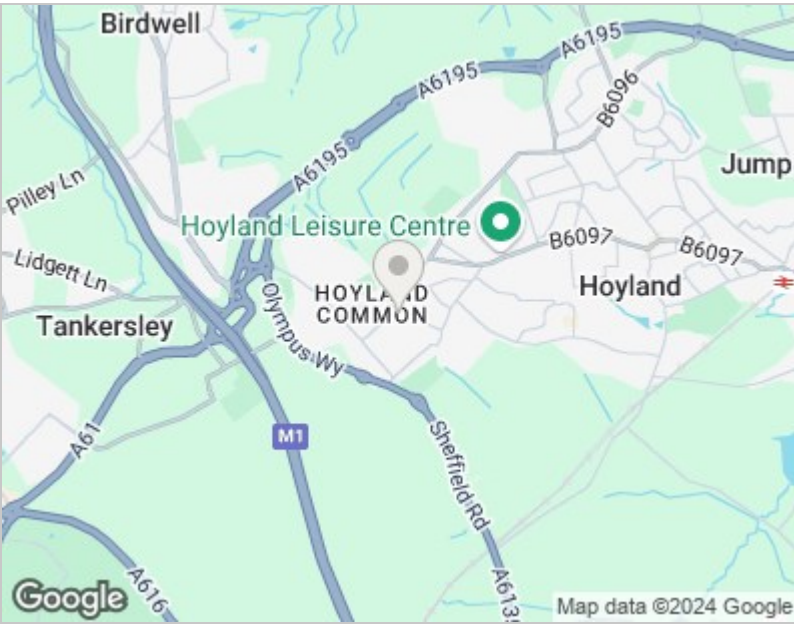
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Lettings 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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