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Broad Street

Hoyland, Barnsley, S74 9DY

Guide Price £130,000 - £140,000



- 2 DOUBLE BED MID TERRACE
- GENEROUS DIMENSIONS
- CHARACTERFUL FEATURES
- QUIET NO THROUGH ROAD
- GOOD COMMUTER LOCATION

- STYLISH THROUGHOUT
- STUNNING OPEN PLAN KITCHEN/DINER
- LOW MAINTENANCE TRANQUIL GARDEN
- WALKING DISTANCE TO AMENITIES
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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GUIDE PRICE £130,000 - £140,000. Nestled on the charming Broad Street in Hoyland, Barnsley, this beautiful 2 double bed mid-terrace house offers a perfect blend of modern living and traditional comfort. Located on a quiet no through road, within walking distance to an array of amenities, service by good public transport routes, easy access to the M1 and A1 and with direct roads leading to Barnsley, Sheffield and Rotherham.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, enhanced by a lovely log burner, ideal for those cosy evenings in. The heart of the home is undoubtedly the stunning extended kitchen/diner, which provides an inviting space for both cooking and entertaining. This well-designed area is perfect for family gatherings or intimate dinners. The well-landscaped garden complements this space beautifully, offering a tranquil retreat for relaxation or outdoor activities. The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and inviting atmosphere. The beautifully appointed large modern bathroom is a standout feature, designed with contemporary fixtures and finishes that enhance the overall appeal of the home.

With its excellent amenities and transport links nearby, this home is perfect for those seeking a blend of convenience and style. Whether you are a first-time buyer or looking to downsize, this charming residence on Broad Street is sure to impress. Book your viewing now to avoid disappointment!

LIVING ROOM

13'1" x 12'3" (4 x 3.75)

Through a glazed uPVC door leads into a charming living room, boasting a captivating log burner in a fireplace hosting a characterful oak mantle and slate hearth, giving the room a great focal point and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point and uPVC window.

KITCHEN/DINER

16'11" x 13'1" (5.16 x 4)

A stylish, sizeable open plan kitchen diner, benefitting from an extension, hosting a country style kitchen comprising white wall and base units, white subway tiling and oak work surfaces, also comprising ceramic sink and drainer with chrome mixer tap, space for cooker and tall fridge/freezer, matt black extractor hood, under counter space and plumbing for a washing machine, uPVC window and glazed uPVC stable style door leading out directly to the garden. Opening out through a large archway into a spacious dining area, hosting ambient wall lighting, wall mounted radiator, door leading to a large under stairs storage cupboard, a great social space or family hub!

BEDROOM 2

13'1" x 9'6" (4 x 2.9)

A well presented, good sized double bedroom comprising front facing uPVC window, wall mounted radiator and aerial point.

BATHROOM

13'1" x 7'10" (4 x 2.4)

A stunning, generously sized family bathroom, hosting a bath with 'on trend' matt black shower over, white gloss vanity unit with inset sink, low flush WC, wall mounted matt grey heated towel rail, door leading to a large storage cupboard, further door leading to an airing cupboard that also houses the Combi boiler and frosted uPVC window.

BEDROOM 1

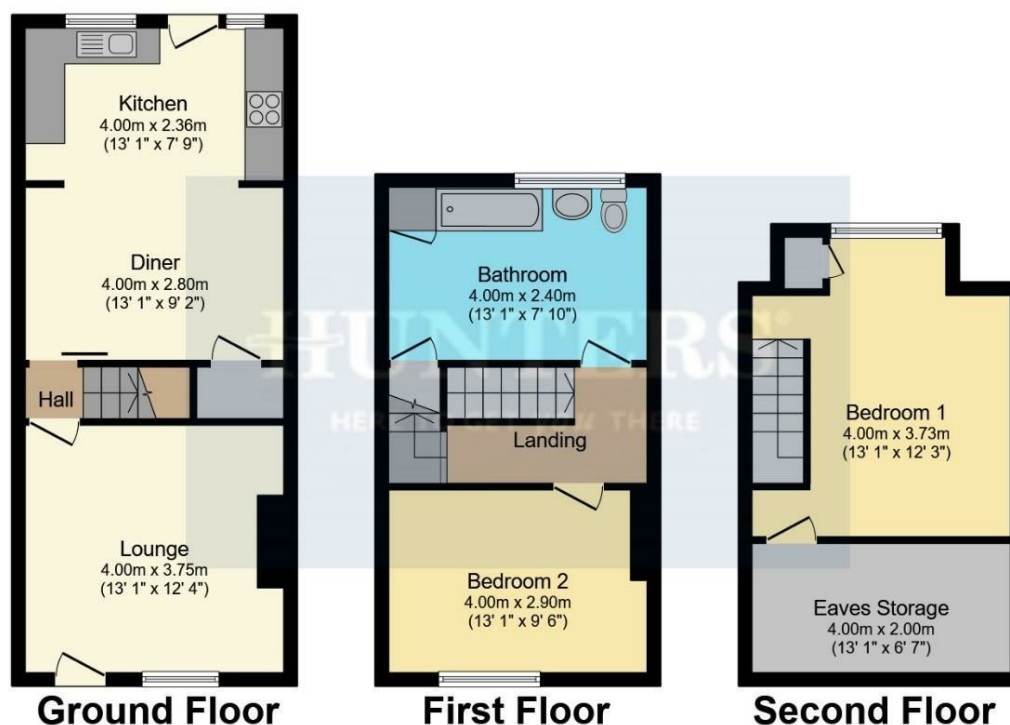
13'1" x 12'2" (4 x 3.73)

A light and airy master bedroom, drenched in natural light through a large uPVC dormer window, also comprising wall mounted radiator and door leading to further eaves storage.

EXTERIOR

To the rear of the property is a fully enclosed, well landscaped garden, a tranquil space hosting a raised decked/slabbed patio/BBQ area and raising further to a child friendly/low maintenance artificial grassed area. The garden also boasts outdoor lighting and an outdoor tap. The property comes with two outbuildings, perfect for extra storage. Ample on street parking is available to the front of the property.

Floorplan



Total floor area 95.4 m² (1,027 sq.ft.) approx

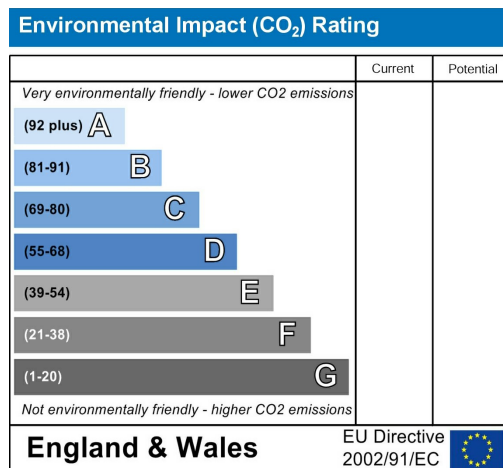
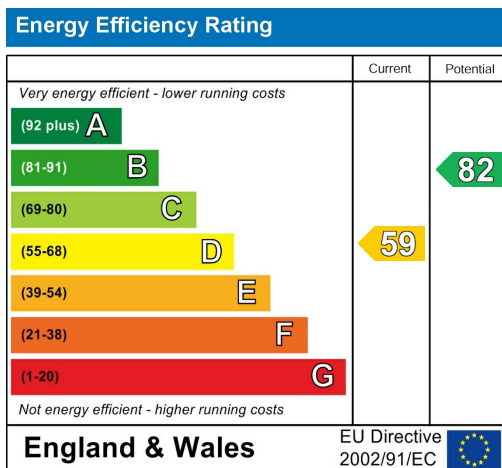
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







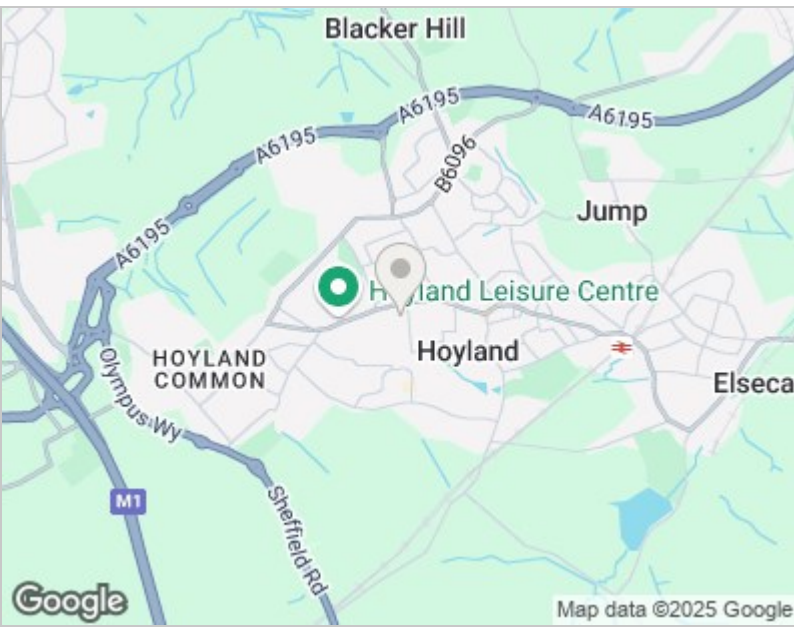
Energy Efficiency Graph



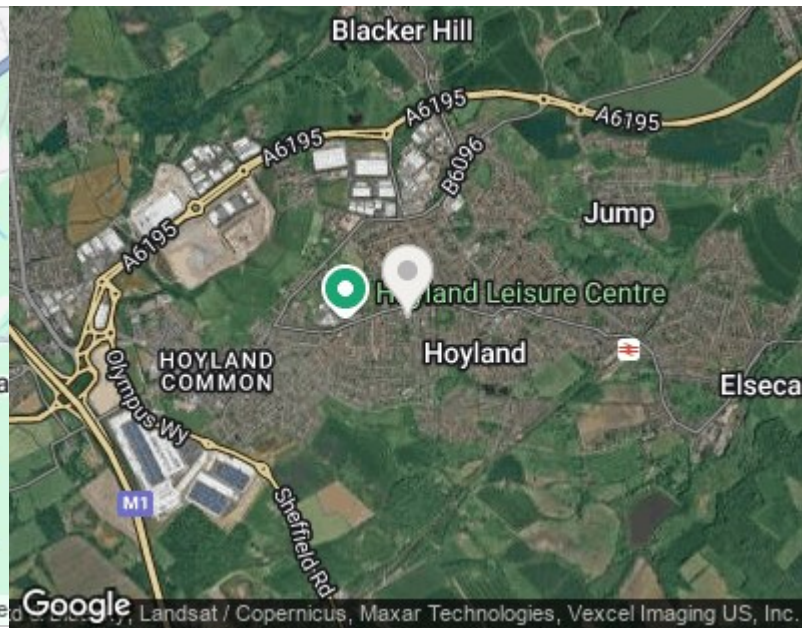
Viewing

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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