

HUNTERS[®]

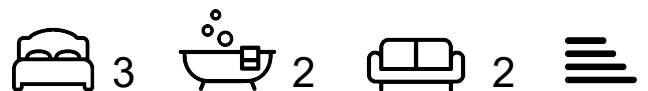
HERE TO GET *you* THERE



Clough Road

Hoyland, Barnsley, S74 9DZ

Asking Price £260,000



- 3 BED SEMI DETACHED
- SPACIOUS THROUGHOUT
- GREAT SCOPE TO EXTEND
- PARKING FOR 5 CARS
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- LARGE PLOT
- MODERN FIXTURES AND FITTINGS
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

Tel: 0114 257 8999

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ASKING PRICE £260,000 , NO UPWARD CHAIN! STEP INSIDE THIS BEAUTIFULLY PRESENTED, FULLY RENOVATED 3 BED SEMI DETACHED PROPERTY. Located within walking distance to an array of amenities and Hoyland Centre, a short drive to Elsecar Heritage Center or the Wentworth Estate, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Barnsley, Sheffield and Rotherham. The property has been stylishly renovated throughout by the current owners, showcasing a modern kitchen, open plan living room/ dining room, contemporary fixtures and fittings, generous dimensions throughout, a well landscaped garden, sizeable drive and with no upward chain it is ready to move straight in! Briefly comprising entrance hall, open plan living room/dining room, conservatory, downstairs toilet, kitchen, three good sized bedrooms, family bathroom. Must be seen to appreciate the size, the finish and the possibilities...book now to avoid disappointment!

ENTRANCE HALL

Through a composite door leads into a handy entrance hall, comprising tiled flooring, perfect for muddy paws or wellies, understairs storage, hallway leads directly into the living room / dining room, kitchen and downstairs bathroom.

LIVING ROOM

12'4 x 10'6 (3.76m x 3.20m)

An elegant living room, flooded in natural light through a large front facing uPVC bay window , also comprising fireplace with tiled hearth and flame effect log burner electric fire, giving a great focal point to the room and cosy feel in the wintry months, wall mounted radiator, aerial point, telephone point and opening out into a further sitting area or dining room, creating a great family hub, patio doors lead directly in to the conservatory.

DINING ROOM

12'5 x 12'4 (3.78m x 3.76m)

A spacious and modern dining area, comprising laminate flooring, wall mounted radiator and glazed uPVC bay window seating area great focal point to get comfortable and relax.

CONSERVATORY

12'6 x 12'6 (3.81m x 3.81m)

A great addition to this property, this large uPVC conservatory allows you to enjoy the outdoors all year round and provides that extra living space to use as you wish, comprising wood effect laminate flooring, ceiling fan and lighting, sockets and uPVC French doors opening out onto the garden.

KITCHEN

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

A stylish kitchen hosting an array of light grey wall and base units providing plenty of storage space, contrasting wood effect laminate worksurface, inset composite grey sink and drainer with chrome mixer tap, integrated electric oven and induction hob with stainless steel extractor hood above, space for double fridge freezer, under counter space and plumbing for a washing machine, integrated dishwasher , laminate flooring , chrome spot lights , uPVC window and composite door leading to the side of the property.

DOWNSTAIRS BATHROOM

A handy addition to any busy household and perfect for guests, comprising low flush WC , modern grey vanity unit with inset white sink with chrome mixer tap, stylish tiled flooring and frosted uPVC window.

BEDROOM 1

12'4 x 12'4 (3.76m x 3.76m)

A large master bedroom hosting a wall of fitted light wood wardrobes, wall mounted radiator , grey laminate flooring and uPVC bay window with seating.

BEDROOM 2

12'4 x 10'10 (3.76m x 3.30m)

A further good sized double bedroom comprising wall mounted radiator, chrome spot lights, grey laminate flooring, aerial point and uPVC window to the rear overlooking the garden.

BEDROOM 3

9'11 x 7'3 (3.02m x 2.21m)

A further good sized third bedroom, could also make a great home office or hobby room, comprising wall mounted radiator and uPVC window.

BATHROOM

7'1 x 6'7 (2.16m x 2.01m)

A luxurious on trend bathroom , comprising enclosed shower cubicle with seat great to relax, matt grey shower base with chrome waterfall shower, wall tiles, tiled flooring, chrome towel rail, contemporary grey cabinets with his and her ceramic sink and chrome mixer tap , low flush w/c and inset chrome spotlights and frosted uPVC window.

GARAGE

Offering secure off road parking or that extra storage space we all crave, complete with electric remote control garage door, lighting and sockets.

EXTERIOR

The property hosts a large plot ample of off road parking up to 5 cars and detached garage. Garden has designated spaces and are mainly laid to lawn , also decking area with wooden gazebo adding privacy and shade , outdoor tap, security lighting, electric sockets . Plenty of room to each side to facilitate extensions if desired in the future.

Floorplan



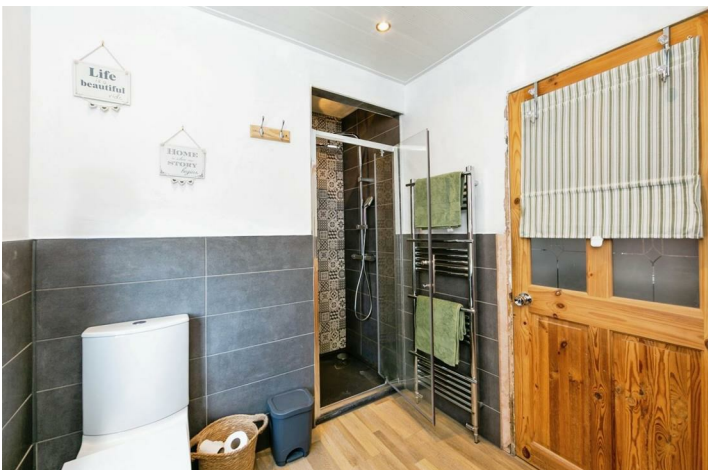
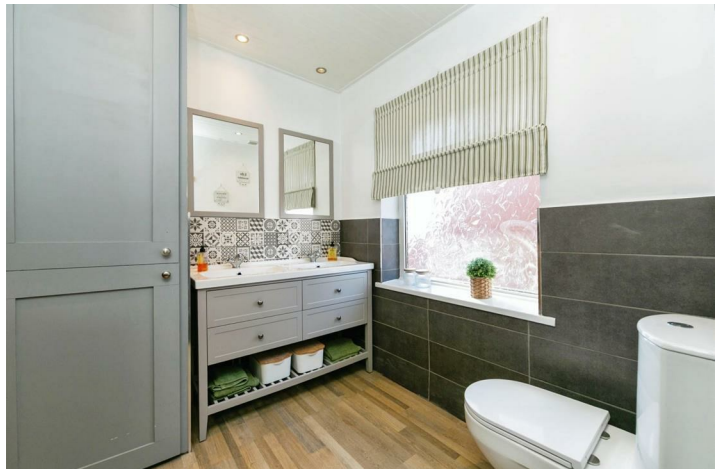
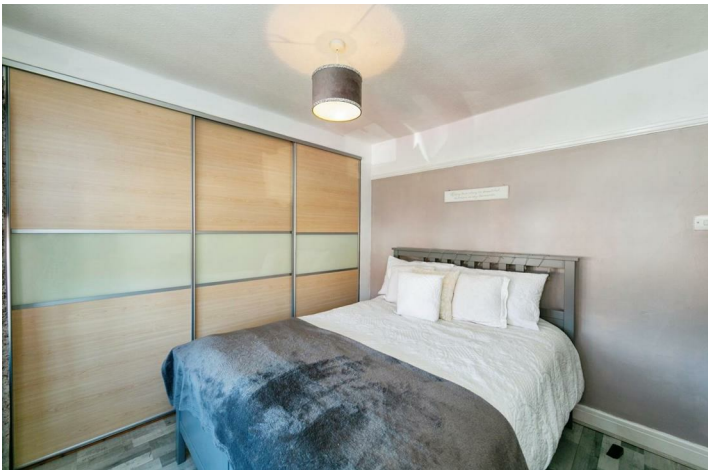
Ground Floor

First Floor

Total floor area 102.7 m² (1,105 sq.ft.) approx
Restricted height 2.4 m² (25 sq.ft.)

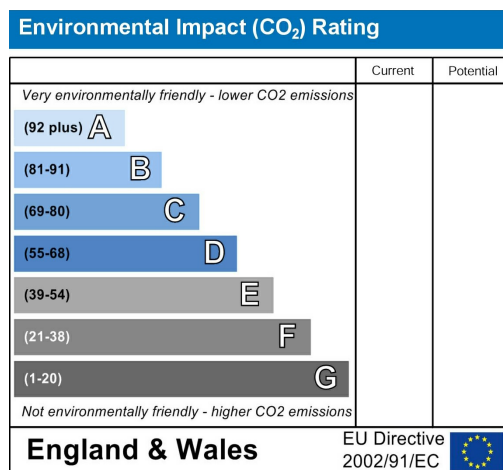
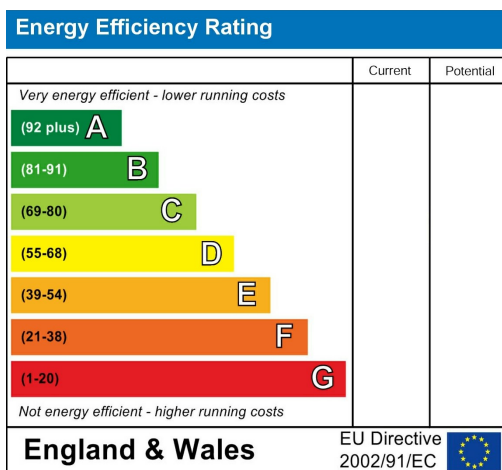
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







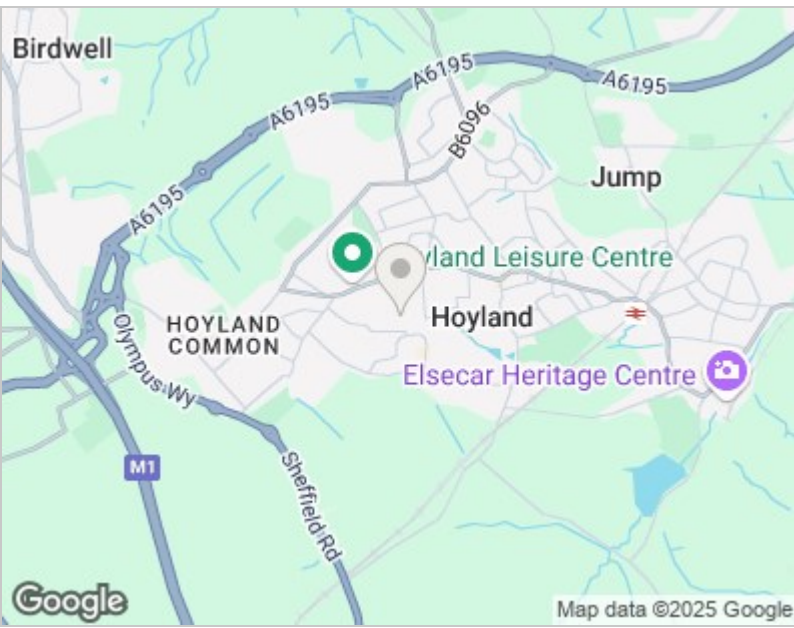
Energy Efficiency Graph



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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