



4 Bellwood Court, Hoyland, Barnsley, S74 0FF

Offers In The Region Of £260,000

Featuring an immaculate semi-detached property, this stunning residence boasts a tranquil location nestled in a serene Cul de sac, offering a peaceful and quiet environment.

The property is presented in an excellent condition and is available for sale. It is ideally suited for families or couples seeking a harmonious blend of style and comfort. The property comprises three well-proportioned bedrooms. The master bedroom is a spacious double with built-in wardrobes, offering a wealth of storage options. The second bedroom is also a double, equipped with built-in wardrobes, while the third bedroom is a cosy single room.

Furthermore, the residence features a modern bathroom with a separate shower cubicle, providing a luxurious bathing experience. Additionally, there is a convenient downstairs WC.

The property also hosts an elegant reception room that showcases a charming fireplace, built-in storage, and beautiful views of the garden. Its distinctive feature is the direct access to the garden, creating a seamless indoor-outdoor living experience, perfect for social gatherings or quiet relaxation.

The kitchen is a true highlight of this home, offering an open-plan design equipped with modern appliances, built-in pantries, and ample dining space. This kitchen setup is perfect for individuals who love to cook and entertain.

Unique features of this property include off-street parking and a picturesque garden, providing a serene retreat. The house has an EPC rating of B and falls under the Council Tax Band B. This property encompasses all the elements of a perfect home, offering a harmonious blend of comfort, style, and convenience.

Entrance Hall



With a front facing UPVC door, central heating and decorative coving to the ceiling.

Lounge 10'7" x 15'10" (3.25 x 4.85)



With a rear facing UPVC window and French doors looking out to the garden, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with exposed beam.

Kitchen Diner 16'11" x 12'5" reducing to 8'9" (5.17 x 3.80 reducing to 2.67)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With central heating radiator and useful pantry area beneath the stairs which has plumbing for an automatic washing machine. The kitchen benefits a open plan dining lay out with contempored décor.

Down Stairs WC 5'8" x 2'8" (1.73 x 0.82)



With a two piece suite comprising of pedestal hand wash basin, low flush WC and central heating radiator

Master Bedroom 9'1" x 12'8" (2.79 x 3.87)



With a front facing UPVC window, built in wardrobe and central heating radiator. The room is of double size and is decorated neutrally with carpet to the flooring.

Second Bedroom 9'1" x 12'7" (2.79 x 3.84)



With a rear facing UPVC window, built in wardrobe and central heating radiator. The room is of double size and is decorated neutrally with carpet to the flooring.

Third Bedroom 6'6" x 8'4" (1.99 x 2.55)



With a rear facing UPVC window and central heating radiator. The room is of single size and is decorated neutrally with carpet to the flooring.

Bathroom 9'1" x 6'6" (2.78 x 1.99)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a drive providing off road parking for two vehicles. There is also external electric sockets and a handy hot water tap.

Rear Elevation



To the rear of the property is an enclosed garden with artificial lawn, patio area and raised bedding area. The rear garden also benefits from an outside cold water tap. The rear garden is well looked after and can be accessed from the side gate or Lounge.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road to the front

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

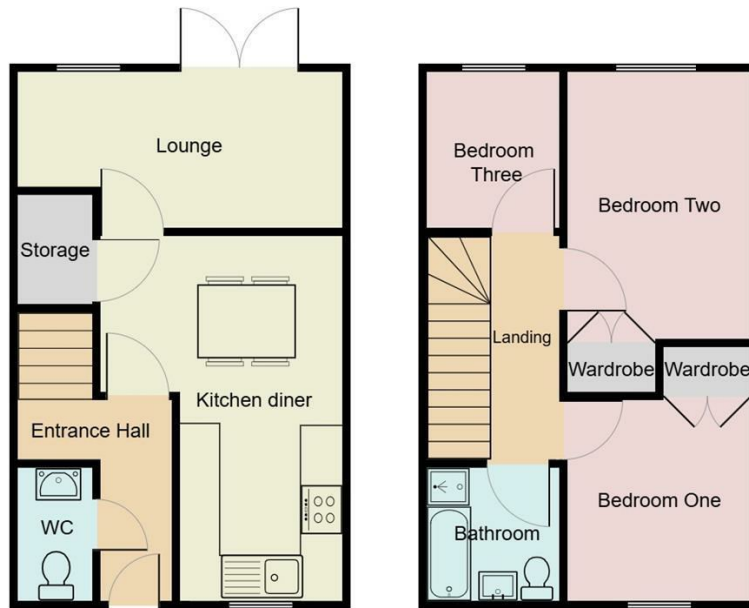
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan



Ground Floor

First Floor

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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