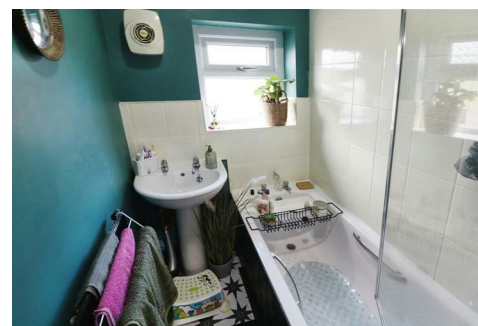




20 Fearnley Road, Hoyland, Barnsley, South Yorkshire, S74 0AU

Auction Guide £150,000

**** FOR SALE VIA MODERN METHOD OF AUCTION****

This charming three-bedroom terraced property, ideal for families and couples, features spacious bedrooms, a well-equipped kitchen with dining space, a generous reception room with garden access, off-street parking, and is conveniently located near public transport and local amenities.

Call MERRYWEATHERS today on 01226 730850 to arrange your viewing.

Property Introduction

We are delighted to present this attractive three-bedroom terraced property for sale, ideally suited for families and couples. This charming house boasts a range of features that make for comfortable and stylish living.

The home comprises three well-appointed bedrooms. The master bedroom is notably spacious, providing a tranquil retreat, and benefits from built-in wardrobes. The second bedroom is also a double room and features built-in wardrobes, while the third is a single room, perfect for a child's bedroom or a home office.

The house benefits from a well-equipped kitchen, complete with built-in pantries, offering plenty of storage options. The kitchen also includes dining space, providing a perfect setting for family meals and informal dining. The property features a generously sized reception room that offers a lovely garden view and access to a garden, creating a seamless indoor-outdoor flow. This room is perfect for relaxation or entertaining guests.

Externally, the property is equally impressive with off-street parking and a delightful garden, making it an ideal space for outdoor activities and al fresco dining.

The property is conveniently located, with excellent public transport links and local amenities within close proximity. Whether you're a family needing easy access to schools and parks or a couple wanting nearby shopping and dining options, this property offers it all.

In conclusion, this is a fantastic opportunity to acquire a beautiful home in a sought-after location. Don't miss out on this chance to make this your new dream home.

Entrance Hall

With a front facing composite door

Downstairs WC 2'7" x 6'4" (0.81 x 1.94)

With a two piece suite comprising of a low flush WC and pedestal hand wash basin.

Kitchen 9'11" x 14'5" (3.04 x 4.40)



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 space and plumbing for an automatic washing machine and dishwasher, With central heating radiator and useful storage cupboard.

Lounge 11'2" x 16'5" (3.42 x 5.02)

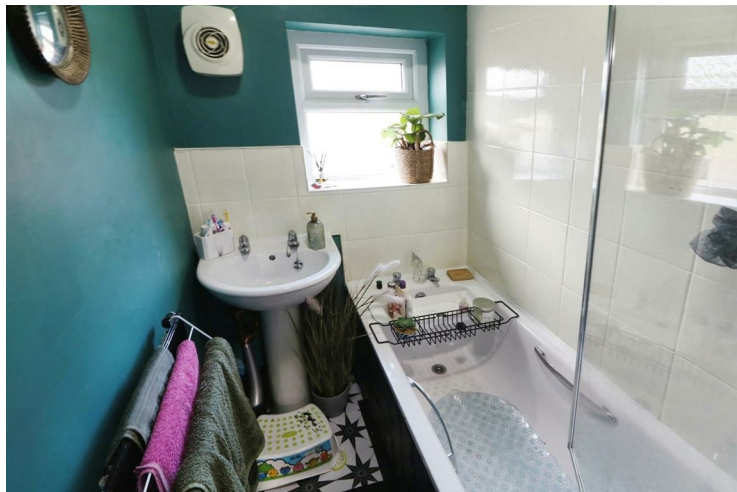


With rear facing French doors enjoying views out to the garden, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire.

WC 2'9" x 5'11" (0.84 x 1.82)

With a front facing UPVC window and low flush WC.

Bathroom 6'10" x 4'4" (2.09 x 1.34)



With a two piece suite comprising of a bath with shower above and pedestal hand wash basin. With central heating radiator and opaque double glazed window.

Bedroom One 12'9" x 10'9" (3.89 x 3.30)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 10'1" x 9'9" (3.09 x 2.99)



With a front facing UPVC window, central heating radiator and built in storage cupboard which houses the boiler.

Bedroom Three 6'8" x 10'4" (2.04 x 3.16)

With a rear facing UPVC window and central heating radiator.

External



To the front of the property is a brick paved garden providing off road parking for two vehicles, There is no drop curb however neighbouring properties have these so permissions shouldn't be an issue To the rear of the property is a laid to lawn garden with patio area.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

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: Driveway

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.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

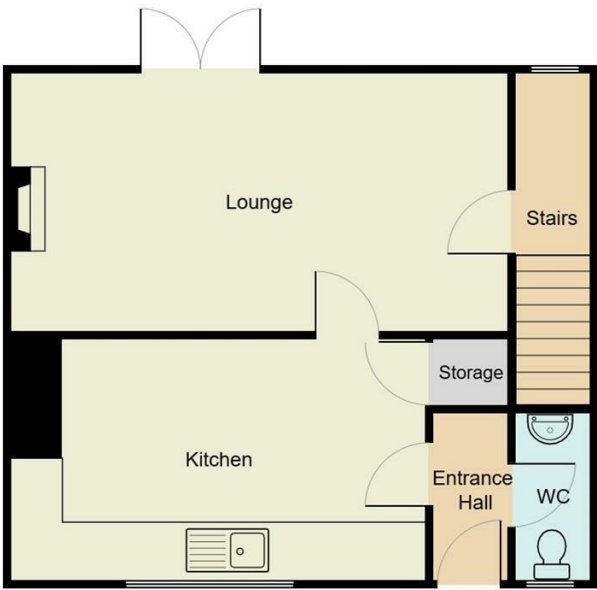
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960.00 including VAT These services are optional.

Floor Plan

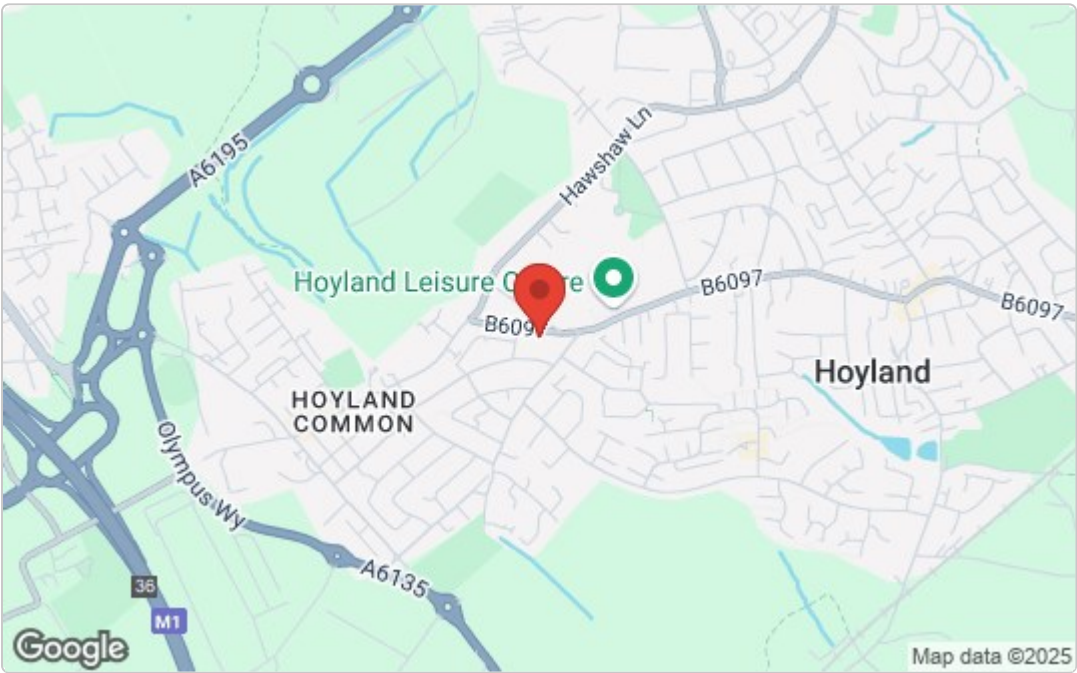


Ground Floor



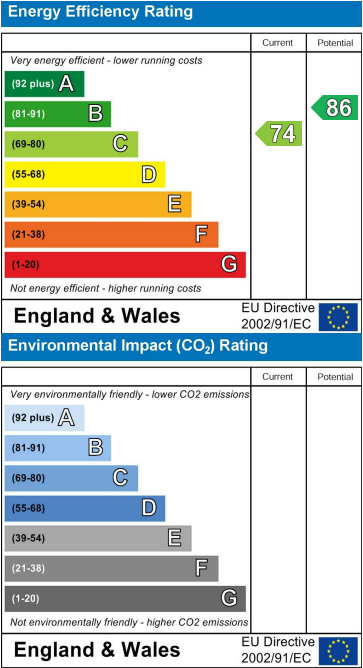
First Floor

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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