



9 Clough Road, Hoyland, Barnsley, S74 9EA

Offers In The Region Of £160,000

This charming semi-detached house, located in a highly sought-after area with excellent transport links and amenities, offers three bedrooms, two reception rooms, family bathroom a well-equipped kitchen, ample outdoor space with parking and a garage, and is ideal for first-time buyers, investors, or families.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

I am delighted to introduce you to a charming semi-detached house located in a highly sought-after location, boasting excellent public transport links and local amenities at your doorstep. This property is currently listed for sale and presents a golden opportunity for first-time buyers, investors, or families looking for a wonderful place to call home.

The house is in good condition, offering a welcoming ambiance as soon as you step inside. It features three generously-sized bedrooms, offering ample space for relaxation and privacy. The home also accommodates a single well-equipped kitchen, ready for you to bring your culinary skills to life.

Further enhancing the living experience are two reception rooms, providing a perfect setting for entertaining guests or spending quality time with family. A single bathroom serves the property, balancing practicality and convenience.

A standout feature of this property is its abundant outdoor space. You'll find parking facilities, a beautiful garden waiting for your personal touch, and a single garage, providing additional storage or parking options.

This property carries an EPC rating of 'D', and falls under the council tax band 'B', offering cost-effective living.

In summary, this semi-detached house is a perfect blend of comfort, convenience, and location, making it a not-to-be-missed opportunity in today's market. Whether you're a first-time buyer, an investor seeking a reliable asset, or a family desiring a spacious and welcoming home, this property is sure to meet your needs.

Entrance Hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 11'0" x 15'2" (3.36 x 4.64)



With a front facing UPVC window, central heating

radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

Dining Room 10'10" x 13'11" (3.31 x 4.26)



With a rear facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Kitchen 6'9" x 10'11" (2.08 x 3.35)



Set beneath the rear 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, With central heating radiator and rear facing UPVC door providing access to the rear garden.

Bedroom One 10'7" x 10'0" (3.23 x 3.07)



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

Bedroom Two 11'1" x 9'10" (3.38 x 3.01)



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

Bedroom Three 10'11" x 6'8" (3.33 x 2.05)



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

Bathroom 6'9" x 7'8" (2.06 x 2.34)



With a three piece suite comprising of a bath with shower above, 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 laid to lawn garden with drive way providing off road parking for multiple vehicles which in turn also provides access to the detached garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area and timber shed.

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: Driveway & garage

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>

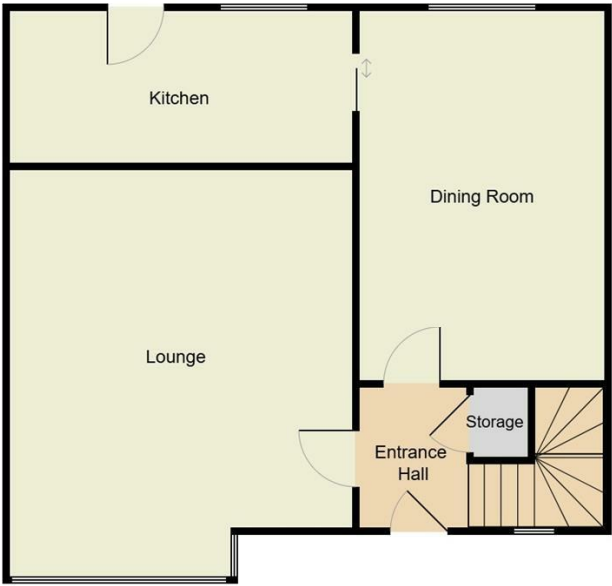
Planning permissions N/A

Accessibility features N/A

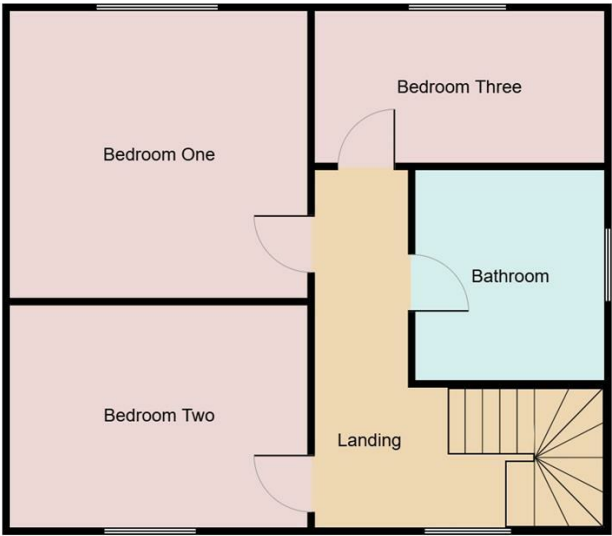
Coal mining area South Yorkshire is a mining area

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

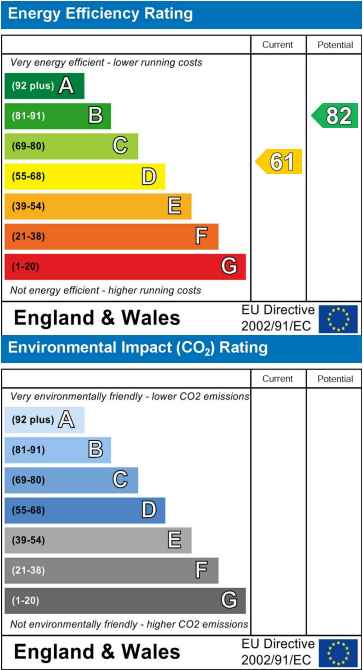


First Floor

Area Map



Energy Efficiency Graph



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.

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