



## 183 King Street

Hoyland, Barnsley, S74 9LL

**£110,000**



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## £110,000-£120,000 GUIDE PRICE

Nestled on King Street in the charming area of Hoyland, Barnsley, this delightful ground floor flat offers a perfect blend of modern living and convenience. Built in 2005, the property boasts a contemporary design throughout, making it an ideal choice for those seeking a stylish yet comfortable home.

Upon entering, you will appreciate the private entrance that leads you into an inviting open plan living space. This layout not only enhances the sense of space but also creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The flat features two well-proportioned bedrooms, providing ample room for rest and personalisation. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the allocated parking space, ensuring that you have a secure and convenient place for your vehicle. Additionally, the flat's location is particularly advantageous, as it is within walking distance to the local train station and various shops, making daily errands and commuting a breeze.

This flat is an excellent opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on quality or location. With its modern finishes and prime position, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

## Living Room

15'4" x 11'8" (4.67m x 3.56m)

This inviting living room boasts a bright and airy atmosphere, enhanced by a window that fills the space with natural light. The room features stylish wood-effect flooring that runs throughout. The living room opens directly into the kitchen/dining area, allowing a smooth flow between the two spaces.

## Kitchen/Dining Room

11'8" x 15'10" (3.55m x 4.82m)

A modern kitchen/dining room featuring a practical layout with plenty of natural light from the double French doors leading outside. The kitchen is fitted with light wood cabinetry and black countertops, incorporating an integrated oven, hob, extractor hood, and space for a washing machine. Adjacent to the kitchen is a neat dining area. The wood-effect flooring continues here, maintaining a cohesive look throughout the ground floor.

## Bedroom 1

11'11" x 9'8" (3.64m x 2.95m)

This bright bedroom is comfortably sized with a window fitted with blinds, allowing plenty of natural light to fill the room. The flooring is consistent with the rest of the property, featuring wood-effect planks. Furnished currently with a double bed and wardrobes.

## Bedroom 2

8' x 9'8" (2.45m x 2.94m)

This bedroom is set up as a comfortable home study or guest room, featuring a window with wooden blinds that let in plenty of daylight. The room is currently furnished with a practical desk and chair, alongside a wardrobe providing good storage space. The neutral décor and wood-effect flooring create a bright and versatile space, ideal for work or relaxation.

## Bathroom

A stylish bathroom decorated with neutral-tone tiles on the walls that complement the white suite. It features a bathtub with an overhead shower and a glass screen, a vanity unit with a sink, and a toilet. The bathroom window provides additional natural light, and the overall look is modern, clean, and functional.

## Entrance Hall

A practical entrance hall with wood-effect flooring consistent throughout the home. It includes a shoe rack and coat hooks, making it a useful space for organising outerwear and footwear right by the front door, which is a classic white with a brass letterbox and lock.



## Road Map



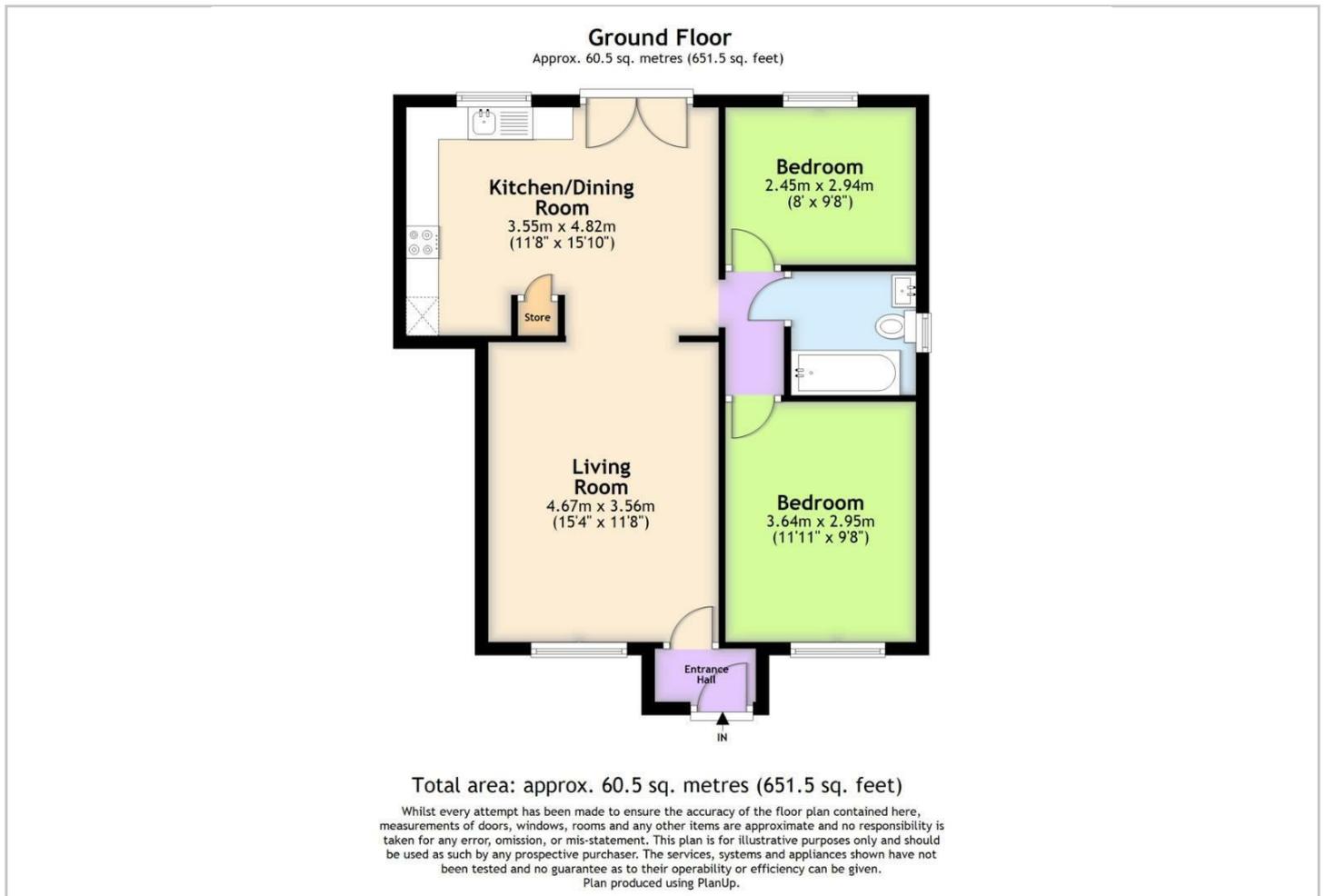
## Hybrid Map



## Terrain Map



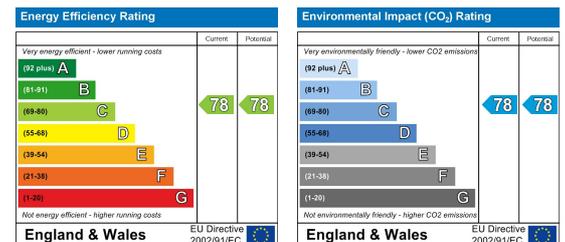
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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