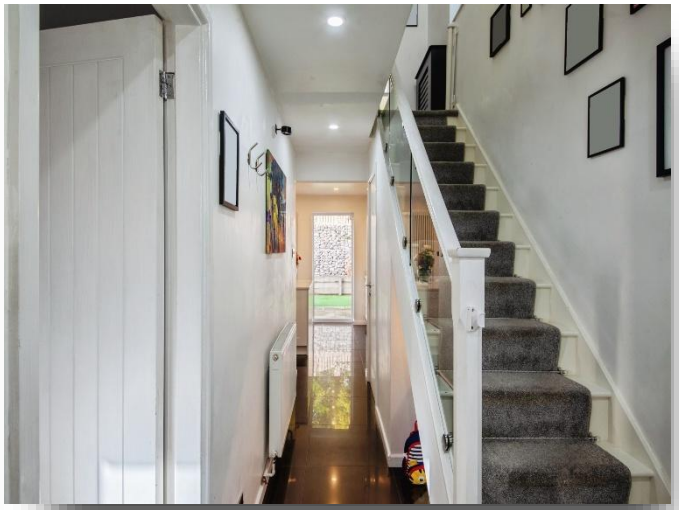






**Springwood Road,Hoyland Barnsley S74 0EP**

william h brown

***welcome to***

## Springwood Road, Hoyland Barnsley

*LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY *  Beautifully presented three-bedroom semi-detached home on Springwood Road, Hoyland, featuring a stunning kitchen with central island, detached garage, attractive gardens, and move-in ready accommodation throughout.













**Important Notice**
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Entrance Hall**
A welcoming reception space with a front facing double glazed entrance door, side facing double glazed window,a tiling to the floor, a radiator and a staircase with glass balustrades which leads to the first floor.

**Downstairs W.C.**
Low flush WC, wash basin, radiator and a side facing double glazed window.

**Lounge**
A lovely room with a front facing double glazed bay window, a stylish media wall incorporating a double width gas fire and there are two contemporary vertical radiators.

**Kitchen Diner**
A superb room with an extensive range of fitted wall and base units, worksurfaces, tiled splash backs, a large central island with a sink and drainer, there is a double electric oven, electric hob, extractor hood, space for an American style fridge freezer, an integrated dishwasher, plumbing for a washing machine, tiling to the floor, a contemporary vertical radiator, a rear facing double glazed window and a set of rear facing double glazed French style doors to the garden.

**First Floor Landing**
Built in cupboard and a side facing double glazed window.

**Bedroom One**
A wonderful principal bedroom, having two rear facing double glazed windows,a radiator and fitted wardrobes with sliding mirror doors.

**Bedroom Two**
Another good sized double room with two front facing double glazed windows and a radiator.

**Bedroom Three**
Currently being used as a home office, there is a side facing double glazed window, a radiator and a storage cupboard.

**Bathroom**
The stunning family bathroom has a low flush WC, a vanity wash basin, a corner spa bath, a separate shower cubicle, tiling to the walls and floor, a radiator and a rear facing double glazed window.

**Outside**
There is a lawned garden to the front, a drive and large double gates which give access to the detached garage. The garage has power and light, it would also make a great workshop, studio or hobby space. The rear garden has an artificial lawn, a large patio area and a raised deck.

**Legal Fees Paid T&c's**
The property is being sold through our clients Part Exchange Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply

*welcome to*

## Springwood Road, Hoyland Barnsley

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Great location
- Well maintained, spacious & ready to move into
- Ideal for a range of purchasers
- Drive, garage & good sized gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: A

**directions to this property:**

what3words ///roadblock.mornings.skies

# £200,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/BSL125929

The Property Ombudsman

Property Ref:
BSL125929 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.