



34. Greenside Lane, Hoyland, Barnsley, S74 9PZ

Guide Price £425,000

GUIDE PRICE £425,000 - £450,000

Greenside Lane in the charming area of Hoyland, Barnsley, this delightful three-bedroom detached house offers a perfect blend of modern living and comfort. Set on a generous plot, the property boasts ample off-road parking, ensuring convenience for you and your guests.

As you step inside, you are welcomed by a bright hallway that leads into a stylish living room, featuring elegant bay windows that fill the space with natural light and cosy log burner. The heart of the home is undoubtedly the stunning open-plan dining and kitchen area, which is designed for both functionality and style. Equipped with a modern electric hob and integrated appliances, the kitchen also features a central island, making it an ideal space for entertaining or enjoying family meals. The dining area is enhanced by a sunroom roof, creating a warm and inviting atmosphere. The downstairs also benefits from a convenient downstairs WC.

The property comprises three spacious bedrooms, each offering a comfortable retreat for relaxation. The modern bathroom is a true highlight, featuring a luxurious freestanding bath that invites you to unwind after a long day.

Outside, the spacious back garden is a private oasis, complete with a patio lounge area, perfect for alfresco dining or simply enjoying the fresh air. This home is not just a property; it is a lifestyle choice, offering modern living in a picturesque setting. With its attractive features and excellent location, this gorgeous home is sure to impress.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

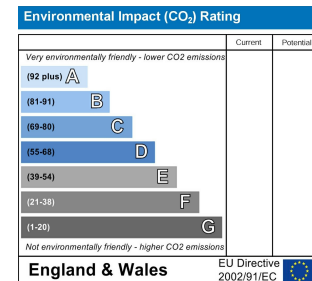
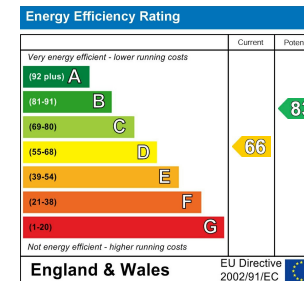
Greenside Lane



Approx. Gross Internal Floor Area 1608 sq. ft / 149.52 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Entrance Hall

Lounge

15'5" x 10'11"

Kitchen/ Dining Room

27'10" x 20'4"

W/C

Bedroom 1

14'5" x 11'5"

Bedroom 2

12'1" x 10'9"

Bedroom 3

7'2" x 6'7"


Family Bathroom

11'1" x 6'10"

Annexe

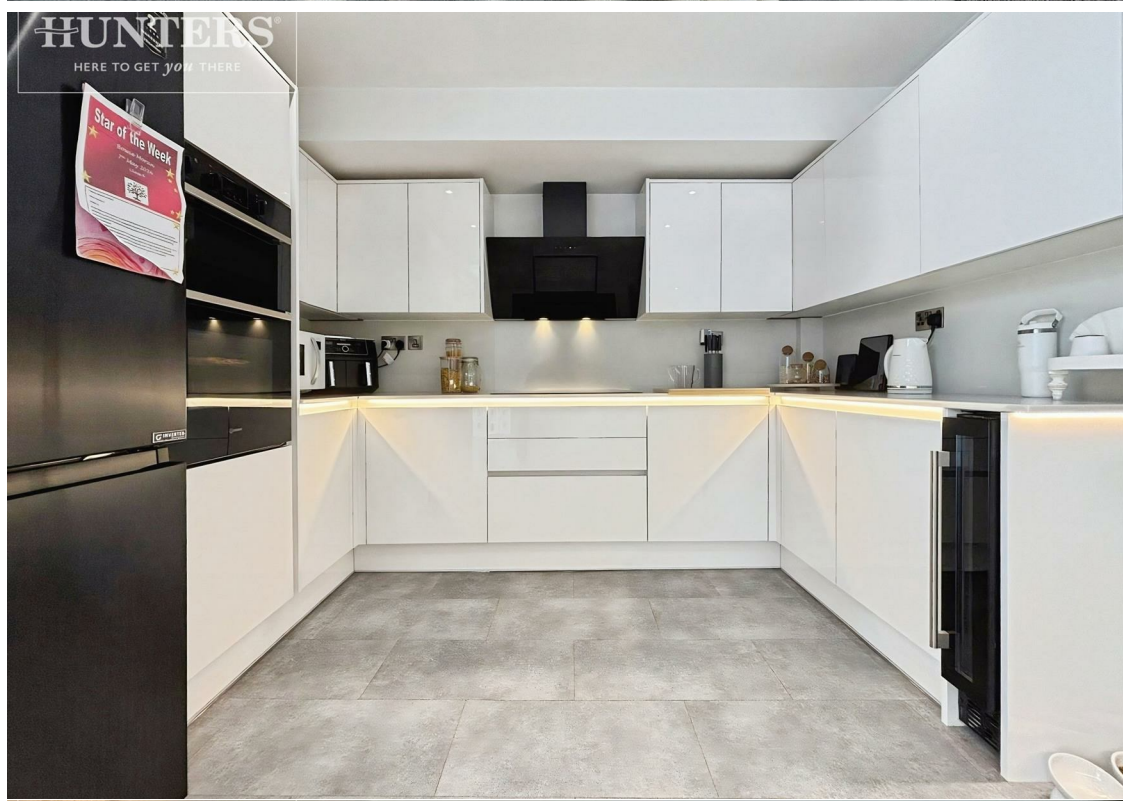
22'11" x 9'10"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





HUNTERS[®]
HERE TO GET YOU THERE



HUNTERS[®]
HERE TO GET YOU THERE



HUNTERS[®]
HERE TO GET YOU THERE



HUNTERS[®]
HERE TO GET YOU THERE





HUNTERS®

HERE TO GET *you* THERE

