

HUNTERS

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16 Booth Street, Hoyland, Barnsley, S74 9JX

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Offers In The Region Of £220,000

On Booth Street in the charming area of Hoyland, Barnsley, this ultra-modern home presents an exceptional opportunity for those seeking a stylish and convenient lifestyle. The property boasts off-street parking for two vehicles, ensuring ease and security for residents and guests alike.

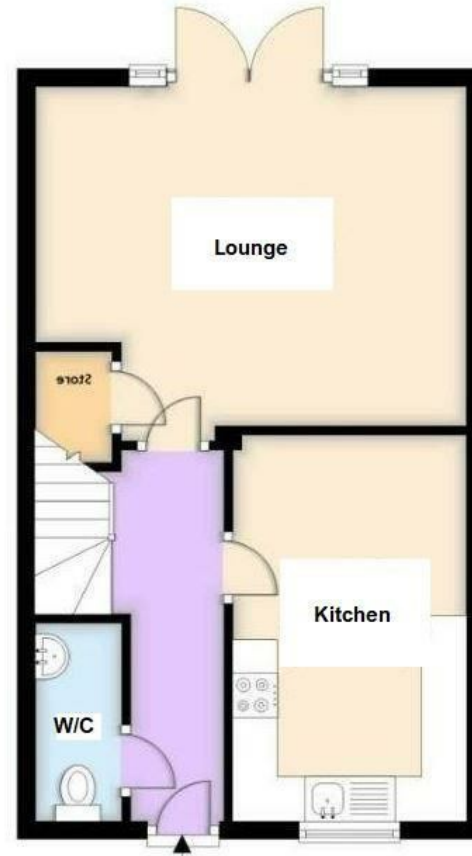
Upon entering, one is greeted by a contemporary design that flows seamlessly throughout the home. The kitchen is a standout feature, equipped with integral appliances and ample space for a dining table, making it the perfect setting for both casual meals and entertaining guests. The modern finishes and thoughtful layout create an inviting atmosphere that is sure to impress.

Step outside to discover a beautifully landscaped garden, which serves as a delightful sun trap. This outdoor space is ideal for relaxation or hosting gatherings, providing a serene escape from the hustle and bustle of daily life.

Conveniently located, this property is within close proximity to a variety of amenities, including shops and schools, catering to all your daily needs. Additionally, the short drive to the motorway ensures easy access to surrounding areas, making commuting a breeze.

In summary, this home on Booth Street offers a perfect blend of modern living and practicality, making it an excellent choice for families and professionals alike. Do not miss the chance to make this stunning property your own.

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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance hall

Kitchen/ Dining room

14'1" x 8'6"

Lounge

15'8" x 13'1"

W/C

Landing

Family bathroom

Bedroom one

12'5" x 12'5"


En-suite

Bedroom two

10'2" x 9'2"

Bedroom three

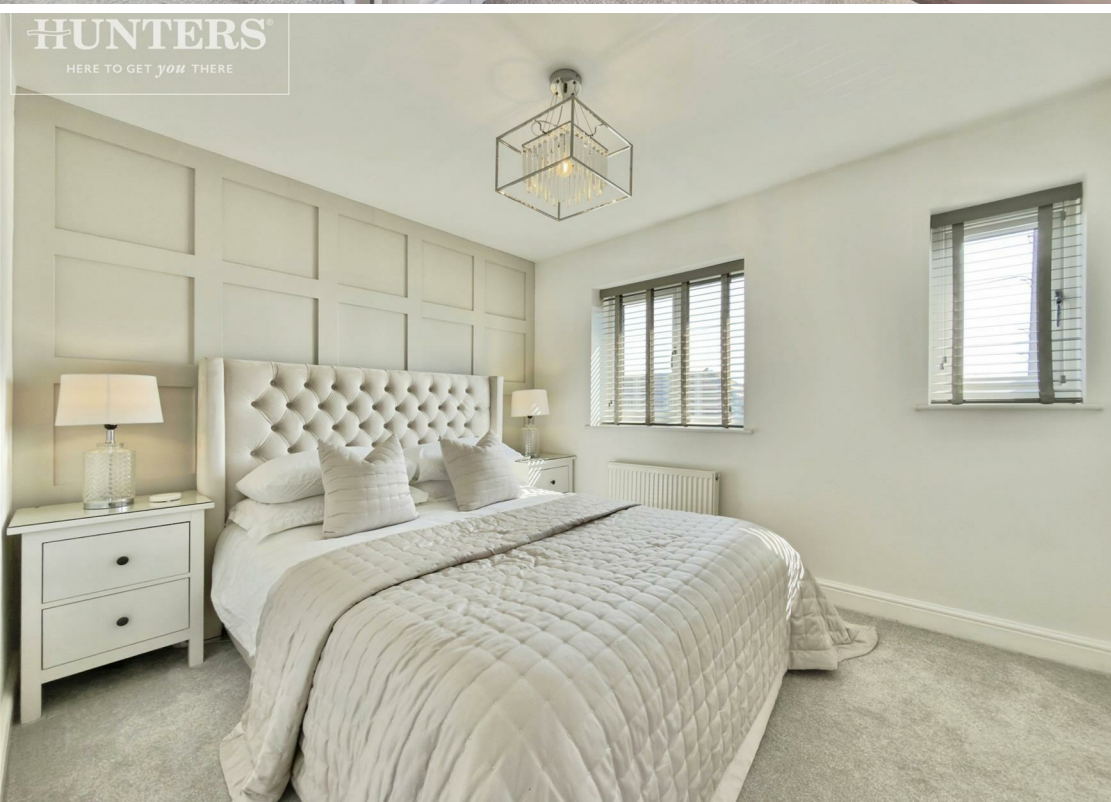
9'6" x 8'2"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
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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.







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