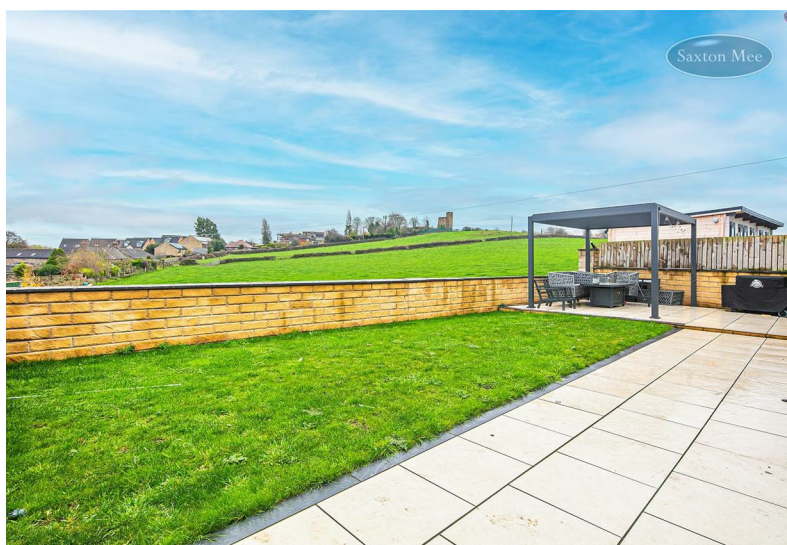




The Stables Hoyland Barnsley S74 9EW
Offers Around £450,000

The Stables

Barnsley S74 9EW

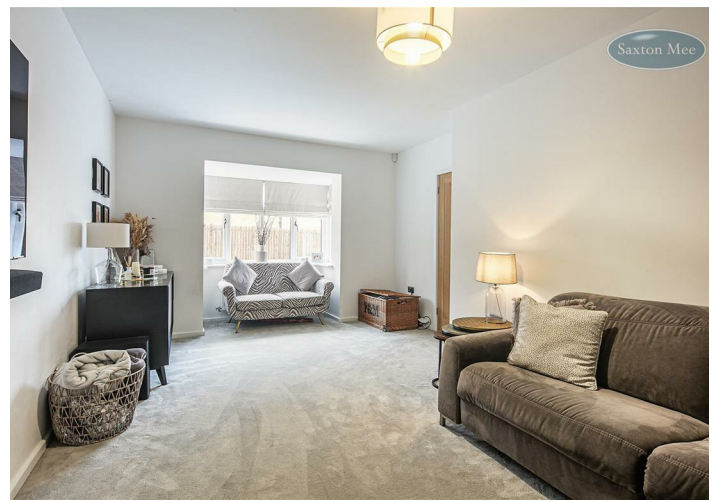
Offers Around £450,000

**** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this four double bedroom, two bathroom detached family home which is situated near the end of this quiet cul-de-sac with a gated entrance. The property has been extended to the side to create a store and gym and benefits from a triple-width block paved drive to the front, an attractive outlook to the rear, a landscaped rear garden and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with solid wood Parquet flooring which continues into the downstairs WC. Access into the kitchen/diner and the lounge. The hub of this home is the open plan kitchen/diner which has four Aluminium bi-fold doors and three Velux windows allowing lots of light in. There is a range of units with contrasting Quartz worktops and a central island. Integrated appliances include a dishwasher, double electric oven, five ring hob with extractor above, microwave along with housing and plumbing for an American style fridge freezer. Ample space for a dining table and chairs. A door then opens into a utility room with fitted units which house the hot water tank and boiler, an integrated washing machine and space for a tumble dryer. A door then opens into a multi-purpose room which could be utilised as a bedroom/playroom or office. The well proportioned lounge has a front bay window.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard, pull down ladders to the boarded loft space and access into the four double bedrooms and the family bathroom. The principal bedroom has an en suite with walk-in shower and a Juliet balcony. Bedroom two has a large row of fitted wardrobes. Bedrooms three and four both enjoy the countryside views. The family bathroom has a four piece suite including walk-in shower, bath, WC and wash basin with vanity unit.

- IDEAL FAMILY HOME
- FOUR BEDROOM DETACHED PROPERTY
- PRINCIPAL BEDROOM WITH EN SUITE & JULIET BALCONY
- STUNNING KITCHEN/DINER WITH BI-FOLD DOORS, VELUX WINDOWS & CENTRAL ISLAND
- LOUNGE & MULTI-PURPOSE ROOM
- UTILITY
- FAMILY BATHROOM
- STORE & GYM
- TRIPLE-WIDTH DRIVEWAY
- LANDSCAPED REAR GARDEN





OUTSIDE

To the front of the property is a triple-width block paved driveway. Access down either side of the property, one leads to the landscaped rear garden which has a lawn and patio which extends to a pergola seating area, perfect for outside entertaining. The other access leads to a store room and gym with double doors opening to the rear garden.

LOCATION

The property is ideally located for those travelling by train with the train station, motorway networks and Dearne Valley Parkway also within easy reach. The location is well served by an abundance of local services is within walking distance of glorious open countryside.

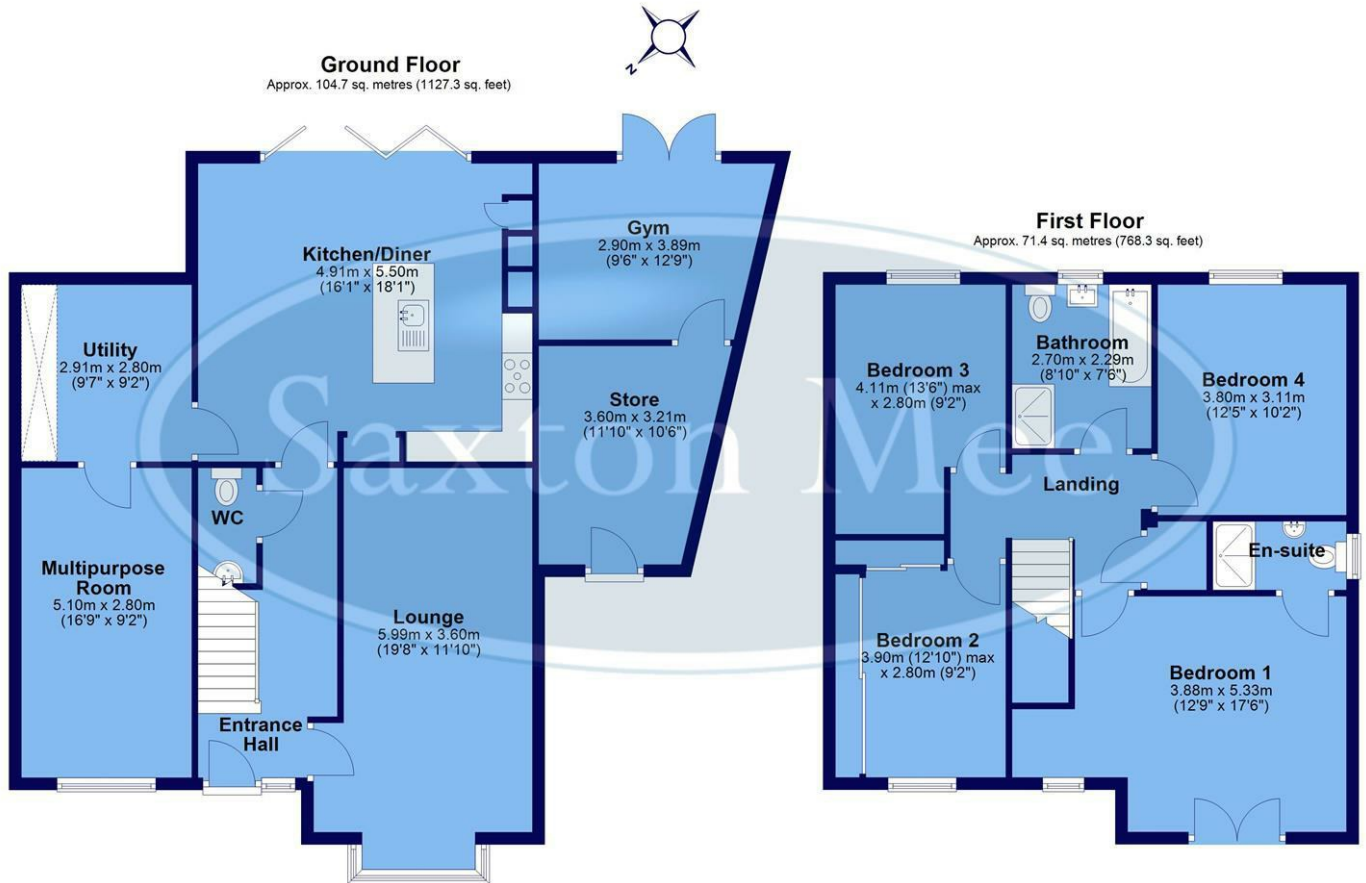
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 176.1 sq. metres (1895.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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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		80	84
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		80	81
EU Directive 2002/91/EC			