



## 14 Chapel Street

Hoyland, Barnsley, S74 0NW

Offers Over £140,000



A lovely two-bedroom terraced home, ideal for first-time buyers or downsizers.

Set in the heart of Hoyland, the property is within close proximity of local shops, pubs, and restaurants, all within walking distance. Excellent transport links are nearby, including the M1 and the local network of roads, making it ideal for commuters.

The home is ready to move into and boasts a good-sized rear garden, a kitchen, dining room, and lounge, along with two well-proportioned bedrooms and a family bathroom.



## GROUND FLOOR

### LOUNGE

A spacious lounge area with a front-facing double-glazed window providing natural light, along with an entrance door and radiator.

### DINING ROOM

Benefitting from a rear-facing double-glazed window and a feature brick surround, ideal for a fireplace. A door gives access to the cellar, while the dining room is open-plan with the kitchen, creating a sociable living space.

### KITCHEN

The kitchen comprises a range of wall and base units with worktop surfaces incorporating a sink with mixer tap, integrated oven with hob and extractor, and plumbing for a washing machine. A rear-facing double-glazed window provides views over the rear garden.

### CELLAR

Ideal for storage.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

The kitchen comprises a range of wall and base units with worktop surfaces incorporating a sink with mixer tap, integrated oven with hob and extractor, and plumbing for a washing machine. A rear-facing double-glazed window provides views over the rear garden.

### BEDROOM TWO

A good-sized second bedroom featuring a double-glazed window and radiator.

### BATHROOM

Fitted with a three-piece suite comprising bath, wash hand basin and WC, along with a double-glazed window with obscure glazing and a radiator.

### OUTSIDE

The property benefits from a good-sized rear garden, well-suited to a terrace home.

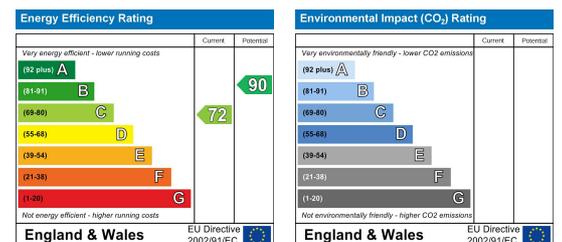
## Area Map



## Floor Plans



## Energy Efficiency Graph



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