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18 Booth Street, Hoyland, Barnsley, S74 9JX

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£210,000

On Booth Street in the charming area of Hoyland, Barnsley, this modern semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this residence is its two bathrooms, including a convenient w/c, ensuring that morning routines are a breeze for all occupants. The modern design throughout the home creates a fresh and inviting atmosphere, making it easy to envision your life here.

Outside, you will find a private rear and side garden, providing a lovely outdoor space for relaxation or play. Off-street parking adds to the convenience, making it easy to come and go without the hassle of searching for a space.

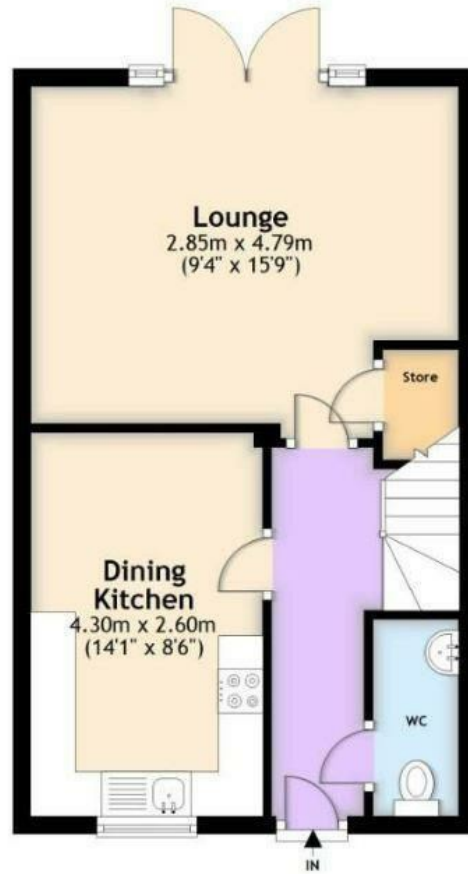
Located close to all local amenities, this property is ideal for those who appreciate the convenience of shops, schools, and services within easy reach. Additionally, with a short drive to the motorway, commuting to nearby towns and cities is straightforward, making this home perfect for those who travel for work or leisure.

In summary, this modern three-bedroom semi-detached house on Booth Street is a delightful find, offering a blend of comfort, convenience, and style in a desirable location. Don't miss the chance to make this lovely property your new home.

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Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 78.3 sq. metres (843.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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		

Kitchen/Dining

14'1" x 8'6"

Lounge

14'3" x 12'8"

w/c

7'9" x 3'7"

Master bedroom

10'6" x 9'5"

En suite

Bedroom 2

9'1" x 8'2"

Bedroom 3

8'7" x 5'10"

Bathroom

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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.

