



# 14 Edinburgh Road

Hoyland, Barnsley, S74 9PL

£125,000



A two-bedroom semi-detached property situated in Hoyland, conveniently located close to local amenities and excellent transport links.

The property is in need of modernisation throughout and would ideally suit an investor or purchaser looking to add their own stamp and create a home to their own taste and specification.

The accommodation briefly comprises a lounge and breakfast kitchen to the ground floor. To the first floor are two double bedrooms and a bathroom.

Externally, the property benefits from both front and rear gardens, offering excellent potential. An early viewing is recommended to appreciate the opportunity on offer.

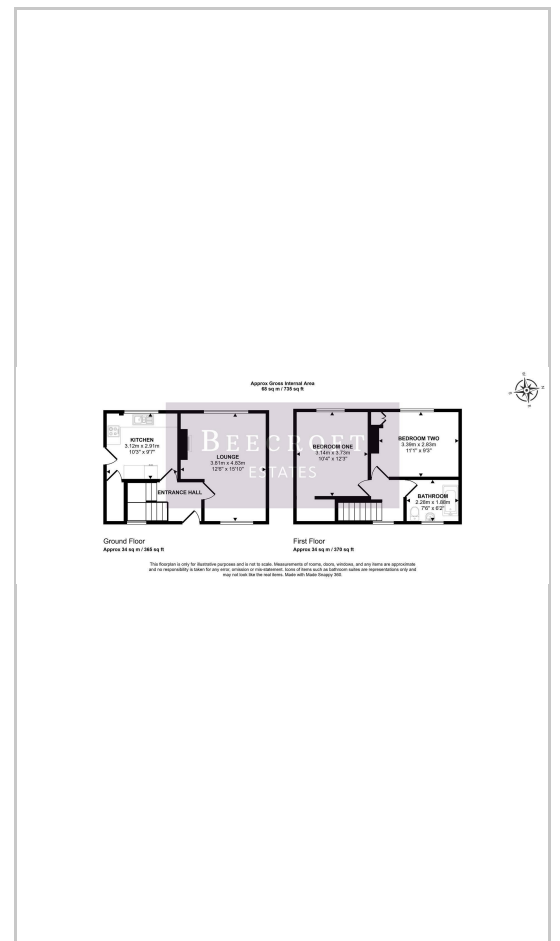


GROUND FLOOR  
 ENTRANCE HALL  
 LOUNGE  
 BREAKFAST KITCHEN  
 FIRST FLOOR  
 LANDING  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM  
 OUTSIDE

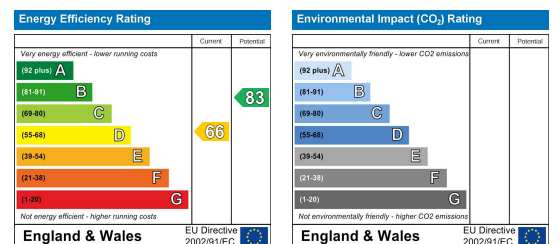
## Area Map



## Floor Plans



## Energy Efficiency Graph



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