BEECROFT
ESTATES

274 West Street

Hoyland, Barnsley, S74 9EQ

£110,000

2 1 2

Stone Fronted Two-Bedroom Terrace – Hoyland

This stone-fronted two-bedroom mid-terrace property, situated in the heart of Hoyland, presents an excellent opportunity for investors or buyers looking for a property they can refurbish and put their own stamp on.

The property offers potential rental income of approximately £750 PCM and is conveniently located close to the M1 motorway, local schools, shops and other amenities, making it an attractive proposition for both investors and owner-occupiers.

The accommodation briefly comprises a front-facing lounge, dining room and kitchen extension to the rear. To the first floor are two bedrooms and a family bathroom.

Externally, to the rear is a good-sized enclosed garden, providing a useful outdoor space.

An excellent opportunity with plenty of potential and well worth viewing.

GROUND FLOOR

LOUNGE
Featuring a double glazed window to the front elevation, radiator and ample space for living room furniture.

DINING ROOM
A good sized dining room featuring a rear-facing double-glazed window, door providing access to the cellar, and a further door leading through to the kitchen area.

KITCHEN
Comprising a range of wall and base units with worktop surfaces over, incorporating a sink with mixer tap. Integrated appliances include an oven, hob and extractor hood. The kitchen also benefits from a side entrance door and a double-glazed window.

FIRST FLOOR

BEDROOM ONE
A good sized front-facing double bedroom benefiting from ample storage, access to the loft, and a radiator.

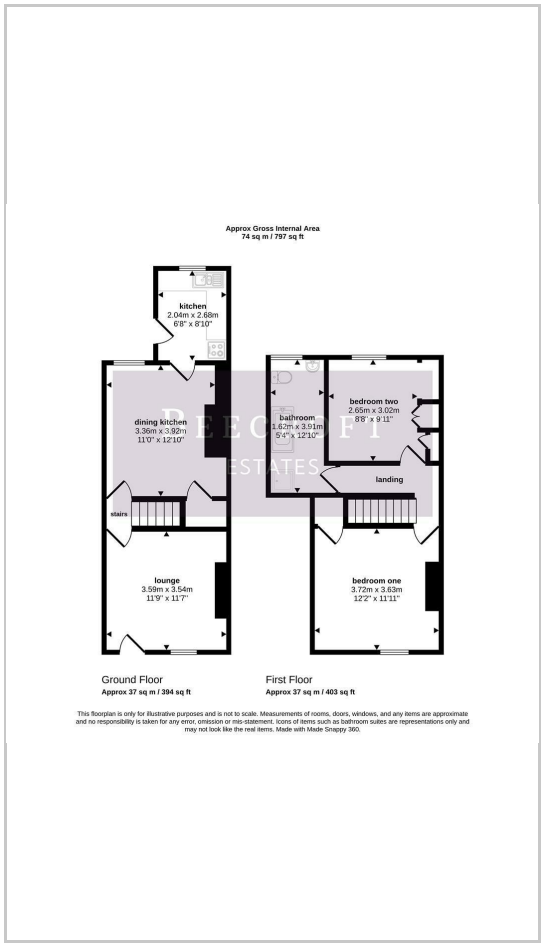
BEDROOM TWO
A good-sized second bedroom featuring a double glazed window, useful storage cupboard housing the boiler, and radiator.

BATHROOM
Fitted with a three piece suite comprising a bath with shower over, WC and wash hand basin. The bathroom also benefits from a radiator and an obscure double-glazed window.

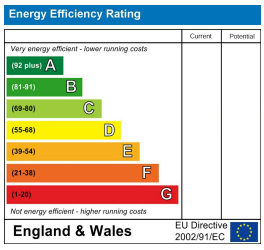
OUTSIDE
To the rear is a good sized enclosed garden area, providing a private and useful outdoor space.

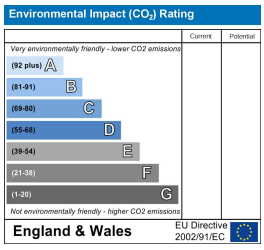
Area Map

Floor Plans



Energy Efficiency Graph





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