



Queens Gardens

Hoyland, Barnsley, S74 0PH

Guide Price £210,000 - £220,000



- 3 BED SEMI DETACHED
- NO UPWARD CHAIN
- SLEEK NEW KITCHEN WITH APPLIANCES
- FRESH DECOR AND FLOORING THROUGHOUT
- GOOD COMMUTER LOCATION

- FULLY REFURBISHED THROUHGOUT
- MOVE STRAIGHT IN
- ELEGANT BATHROOM
- SIZEABLE GARDEN, GARAGE AND OFF ROAD PARKING
- COUNCIL TAX BAND B

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GUIDE PRICE £210,000 - £220,000. NO UPWARD CHAIN! Tucked away in a quiet corner of a peaceful cul-de-sac, this beautifully presented three-bedroom semi on Queens Gardens is a rare find — fully refurbished throughout to a genuinely high standard and ready to move straight into. Offered with no upward chain, this is a true turnkey property, offering the perfect blank canvas for its next owners to simply unpack and put their own stamp on.

No detail has been overlooked in the refurbishment, with fresh white décor and new flooring running throughout, complemented by a brand new kitchen with fitted appliances and a stunning new bathroom. Oak doors and a feature oak staircase add a further touch of quality, elevating the finish well beyond the ordinary.

Outside, a driveway provides off-road parking to the front, while the rear garden offers a good-sized outdoor space with plenty of scope to finish it to the same standard as the interior.

Ideally placed in the ever-popular commuter location of Hoyland, the property sits just minutes from the M1 and within walking distance of an array of local amenities. It's surrounded by reputable schools, well served by good bus routes, and benefits from direct roads through to both Sheffield and Barnsley — making it a superb choice for commuters and families alike.

With a property of this standard rarely staying on the market for long, and no upward chain to contend with, early viewing is strongly recommended to avoid disappointment.

ENTRANCE HALL

Through a composite glazed door leads into the entrance hallway comprising laminate flooring, wall mounted radiator, a statement oak staircase leads to the first floor and Oak door leading into the living room

LIVING ROOM

21'9 x 13'10 (6.63m x 4.22m)

A spacious, light and airy living space with a distinct living area and dining area, hosting two uPVC windows and laminate flooring throughout. A contemporary vertical grey matt radiator and further wall-mounted radiator provide warmth, while aerial and TV points are on hand for convenience, along with a handy under-stairs storage cupboard. The space opens through into the kitchen, creating a great open-plan living space, social space and family hub.

KITCHEN

10'6 x 8'6 (3.20m x 2.59m)

Newly fitted and finished to a high standard, the kitchen impresses with light grey gloss units to both wall and base, paired with complementary worktops for a clean, cohesive look. A stainless steel sink and drainer sit beneath a matching mixer tap, while the electric hob is set beneath a sleek matt black extractor. The kitchen comes well equipped with integrated appliances, including an oven, microwave, tall fridge/freezer and washing machine, and is finished with inset spotlighting and practical laminate flooring throughout. A uPVC door opens directly onto the rear garden.

LANDING

A roomy landing continues the oak flooring theme, complete with a built-in storage cupboard housing the new combi boiler, and doors leading to all bedrooms and the bathroom.

BEDROOM 1

18'8 x 8'6 (5.69m x 2.59m)

A generously sized master bedroom offers perfect alcoves for wardrobes, along with a wall-mounted radiator, loft hatch and uPVC window.

BEDROOM 2

13'10 x 7'1

A further good-sized bedroom, again offering perfect alcoves for wardrobes, along with a wall-mounted radiator and uPVC window.

BEDROOM 3

8'2 x 7'3 (2.49m x 2.21m)

A good size for use as a single bedroom, nursery or home office, this room comprises an aerial point, wall-mounted radiator and uPVC window.

BATHROOM

Fully tiled in on-trend grey, this stunning bathroom is beautifully finished throughout. A bath with electric shower over is complemented by a sleek grey gloss vanity unit with inset sink and low-flush WC, while a wall-mounted matt black heated towel rail and tiled flooring bring the finishing touches together.

GARAGE

16'4 x 7'10 (4.98m x 2.39m)

Offering that extra storage we all crave, or secure parking if preferred, comprising an up-and-over door.

EXTERIOR

To the front, a driveway provides off-road parking, with a path leading up through the front garden — mainly laid to lawn and softened by established shrubs and bushes that add welcome splashes of colour. To the rear, a sizeable, south west facing garden offers plenty of potential, again mainly laid to lawn, with a shed providing handy outdoor storage.

Floorplan



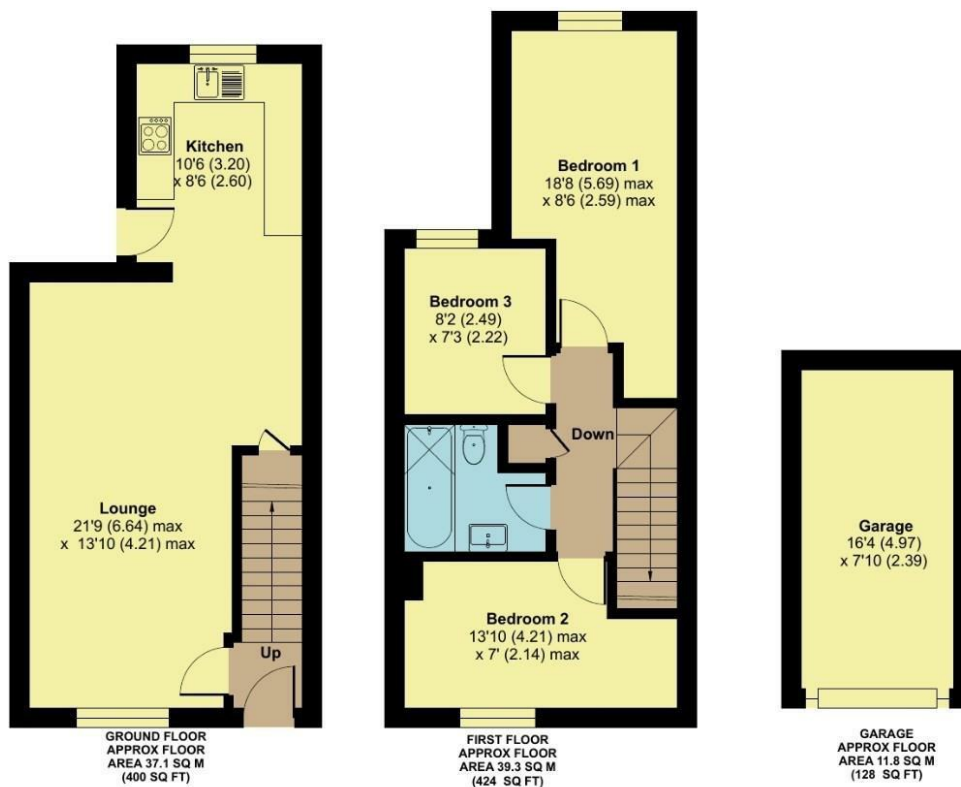
Queens Gardens, Hoyland, Barnsley, S74

Approximate Area = 824 sq ft / 76.5 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale

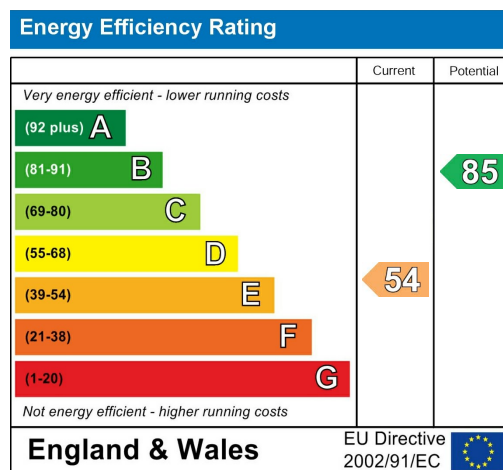


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Hunters Property Group. REF: 1499528





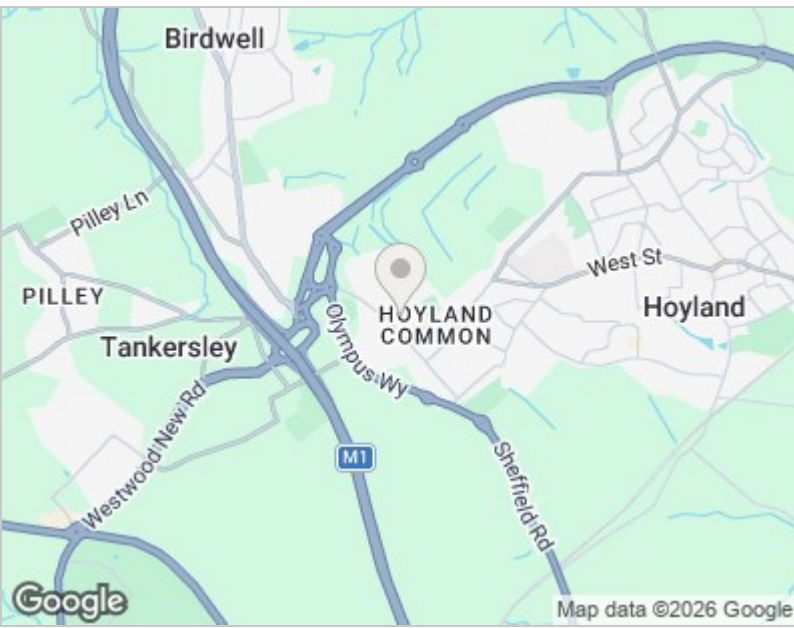
Energy Efficiency Graph



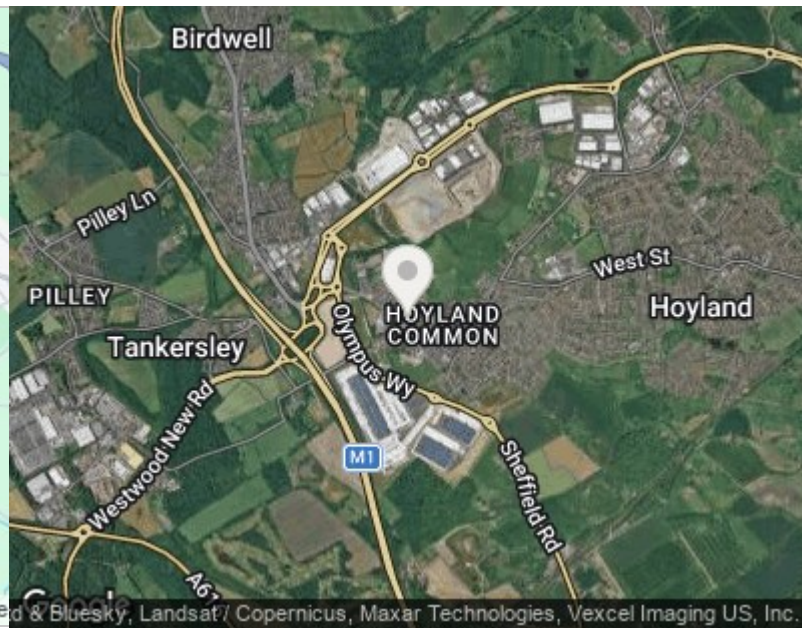
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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