



BEECROFT  
ESTATES

## 34 Beaumont Street

Hoyland, Barnsley, S74 0NU

£160,000



Ready and waiting to be snapped up, this exceptional property offers a truly unique build style and enormous potential. Deceptively spacious and located within a highly sought-after village, it is sure to appeal to a wide range of buyers.

The property has already benefited from a scheme of refurbishment, while still offering an incoming purchaser the opportunity to put their own stamp on it and tailor it to their individual taste.

Set on a quiet side street with minimal passing traffic, the home enjoys a peaceful position yet remains conveniently placed for a wealth of local amenities. Transport links are excellent, with Junction 36 of the M1 less than a minute away, and the property also benefits from easy access to beautiful, unspoilt open countryside — truly offering the best of both worlds.



## GROUND FLOOR

### LOUNGE

Well-proportioned lounge area featuring high ceilings, a character feature fireplace with surround, front-facing double-glazed window, exposed floorboards and a radiator.

### DINING ROOM

A further good-sized dining room, again featuring exposed floorboards, a character feature fireplace, access door to the cellar, rear-facing double-glazed window and a radiator.

### KITCHEN

A range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap, integrated oven with hob and extractor unit, tiled flooring and a rear-facing double-glazed window.

### UTILITY/WC

Utility area with plumbing for a washing machine and a convenient ground floor WC.

## FIRST FLOOR

### LANDING

Landing with exposed floorboards and loft access via a drop-down ladder providing 12 m<sup>2</sup> of additional storage.

### BEDROOM ONE

A generously proportioned bedroom featuring a walk-in wardrobe, rear-facing double-glazed window, radiator and exposed floorboards.

### BEDROOM TWO

A double-sized second bedroom with a front-facing double-glazed window, good-sized walk-in storage cupboard, exposed floorboards and a radiator.

### BEDROOM THREE

A further double bedroom featuring exposed floorboards, double-glazed window and a radiator.

### BATHROOM

A three-piece suite comprising bath, WC and wash hand basin, with an obscured-glazed window and a radiator.

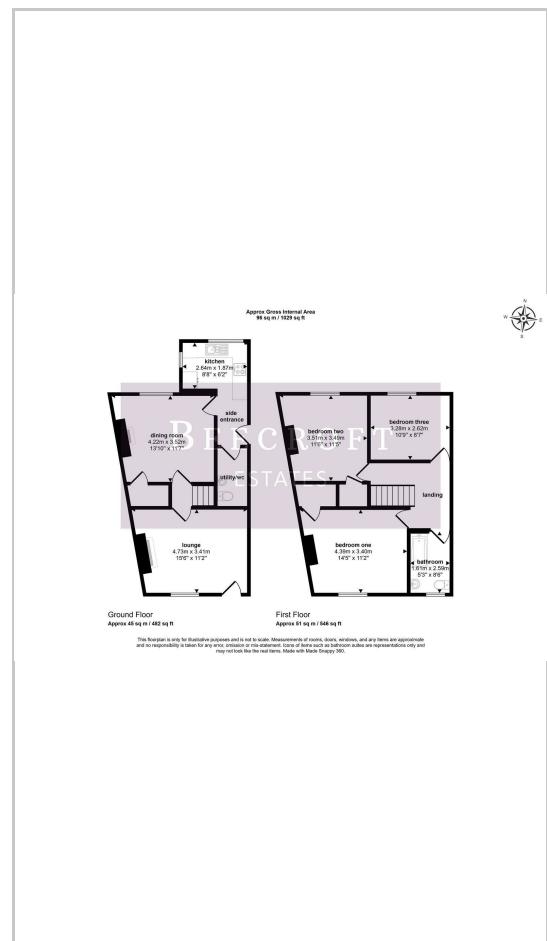
### OUTSIDE

To the rear is a good-sized garden featuring shrubs and borders, a lawned area, and a dedicated seating space.

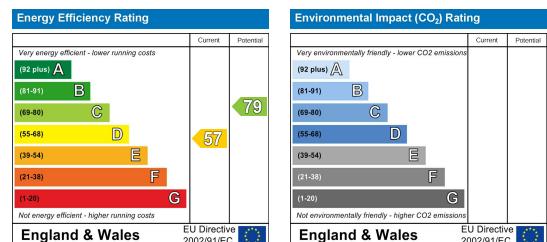
## Area Map



## Floor Plans



## Energy Efficiency Graph



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