



97 Shaftesbury Drive

Hoyland, Barnsley, S74 0HS

Offers Over £150,000



Stunning End Townhouse – Immaculately Presented Throughout

Stunning and not to be missed, this spacious end townhouse offers beautifully presented accommodation throughout and is ideal for first-time buyers, small families, or downsizers.

The property benefits from a driveway providing parking for two vehicles, along with gardens to the front, side, and a seating area to the rear. The home is immaculately maintained and offers generous living space with plenty of storage throughout.

Ideally located in Hoyland, the property is close to excellent transport links and road networks, making it perfect for commuters.

This property is expected to attract strong interest and early viewing is highly recommended as it will not be on the market for long.



GROUND FLOOR

ENTRANCE PORCH

Front porch with a great-sized storage area, currently utilised as a dressing area, offering a versatile and practical additional space.

LOUNGE

well-presented, spacious lounge featuring a front-facing double-glazed window, radiator, and TV aerial point, creating a bright and comfortable living space.

DINING ROOM

A bright dining area featuring a front-facing double-glazed window, open plan to the kitchen area. The space offers ample room for a dining table, creating a sociable and versatile living space.

KITCHEN

A range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. The kitchen benefits from an integrated oven with hob and extractor, plumbing for a washing machine, and a front-facing double-glazed window. There is also a useful storage cupboard, providing additional practicality.

REAR ENTRANCE HALL

Stairs rising to the first-floor landing, with a useful under-stairs storage area providing ideal additional storage space. The area also benefits from laminate flooring.

REAR PORCH

Having a good-sized storage space, ideal for coats and shoes, providing a practical and convenient storage solution.

FIRST FLOOR

LANDING

Featuring a side-facing double-glazed window, allowing natural light to enter the space.

BEDROOM ONE

A master bedroom featuring a front-facing double-glazed window, radiator, and ample space for furniture. The room also benefits from access to a shower area.

SHOWER ROOM

Comprising a shower cubicle and wet room-style flooring, offering a practical and modern showering space.

BEDROOM TWO

A further double bedroom offering ample space for furniture, featuring a front-facing double-glazed window and radiator, creating a bright and comfortable space.

BATHROOM

A two-piece suite comprising a bath and wash hand basin. The room benefits from a window with obscure glazing and a radiator, providing both natural light and privacy.

SEPARATE WC

A separate WC featuring a window and radiator, providing a practical and convenient additional facility.

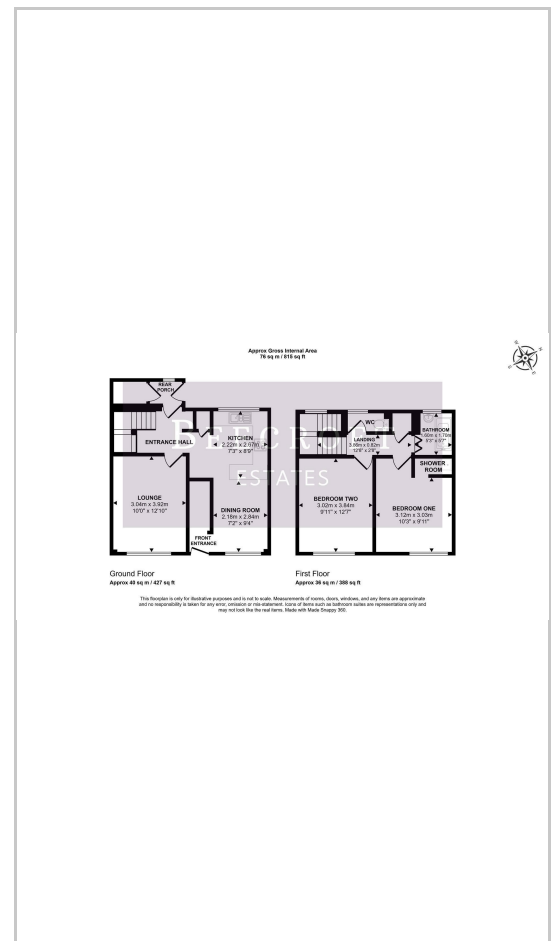
OUTSIDE

A lovely, spacious outdoor area boasting gardens to the front, side, and rear, mainly laid to lawn. The rear also benefits from a driveway providing off-road parking and a private seating area, ideal for relaxing or entertaining.

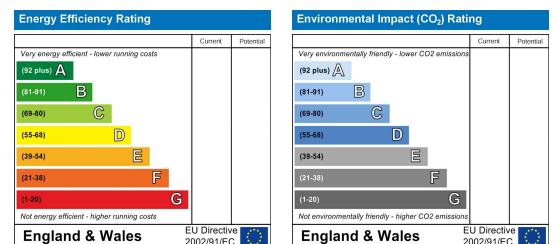
Area Map



Floor Plans



Energy Efficiency Graph



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