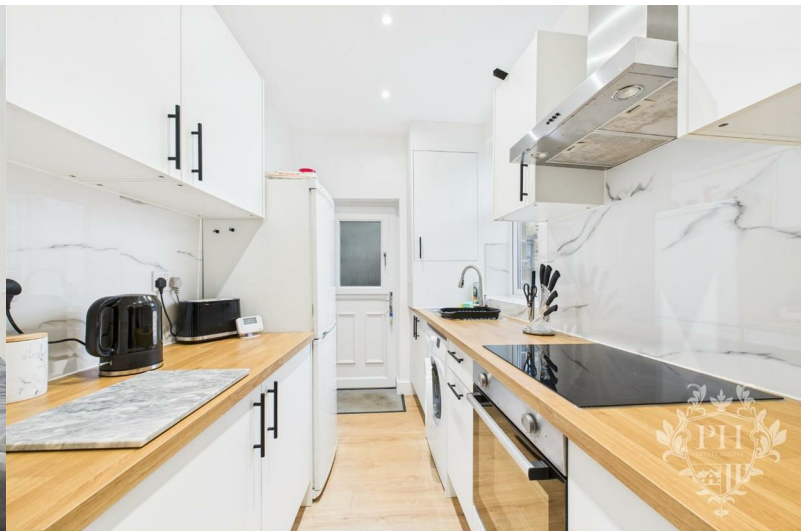
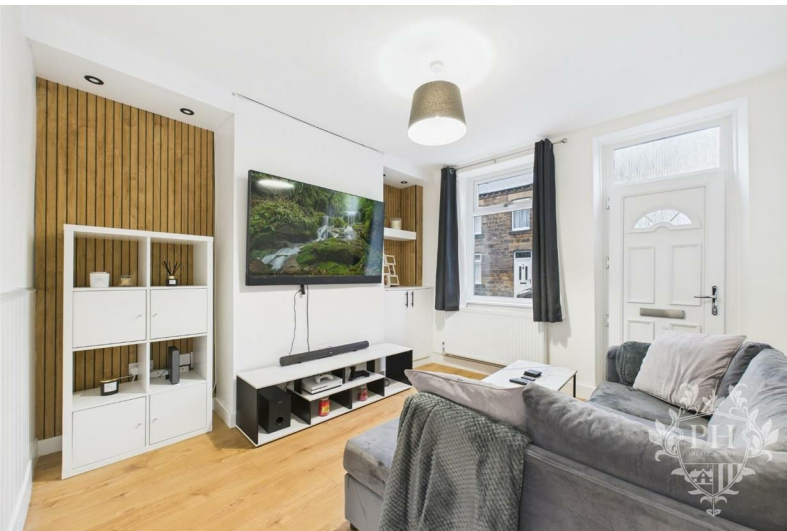




## 4 Regent Street

Hoyland, Barnsley, S74 0PU

£129,000



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## RECEPTION ROOM

11'7" x 11'8" (3.53m x 3.56m)

As you approach the front of the property, you're welcomed directly into the reception room through a sleek UPVC double glazed door. The space instantly feels inviting, designed to comfortably accommodate a generous L-shaped sofa while still offering room for a few carefully chosen storage pieces. Two charming alcoves, each fitted with built-in cabinetry, add both character and practical storage options. Light pours in through a large UPVC double glazed window, brightening the room and highlighting the modern laminate flooring underfoot. A radiator keeps the area warm and cozy, making this an ideal spot to relax or entertain. From here, the reception room flows naturally into the kitchen, promising a seamless living experience.

## KITCHEN

11'7" x 6'7" (3.53m x 2.01m)

The kitchen is fitted with a generous selection of sleek white wall-mounted and base cabinets, complemented by matching drawer units, all finished with striking black handles that add a modern edge. Expansive wood-effect worktops offer plenty of preparation space, while a built-in electric oven sits neatly beneath a contemporary ceramic hob, complete with a streamlined extractor fan overhead. There's ample room for additional free-standing appliances, making the space as practical as it is stylish. Natural light pours in through a large UPVC double-glazed window, brightening the entire room. The durable laminate flooring—carried through seamlessly from the reception area—ties the spaces together, and convenient access is provided both to the rear of the property and the first floor.

## LANDING

4'3" x 2'7" (1.30m x 0.79m)

The landing has been refreshed with soft, grey carpeting underfoot and freshly painted walls, creating a welcoming space that leads to both bedrooms and the family bathroom.

## BEDROOM ONE

11'7" x 11'9" (3.53m x 3.58m)

The first bedroom sits at the front of the house, catching the morning light through a wide UPVC double-glazed window that keeps the space both quiet and bright. There's plenty of room for a double bed along with additional storage units, making it easy to

keep everything organized. Soft grey carpet underfoot adds a touch of comfort, while a radiator ensures the room stays cozy all year round. An over-stair storage cupboard is tucked neatly away, offering even more practical space without crowding the room.

## BEDROOM TWO

7'1" x 14'10" (2.16m x 4.52m)

The second bedroom sits at the front of the house, bathed in natural light from its UPVC double-glazed window. Currently serving as a comfortable home office, the room offers enough space to easily accommodate a single bed and a few larger storage pieces if you'd like to restore it to its original purpose. The soft grey carpet underfoot adds warmth, while a modern radiator ensures the space stays cozy year-round.

## FAMILY BATHROOM

11'6" x 6'7" (3.51m x 2.01m)

The bathroom features a stylish three-piece suite: a sleek panelled bathtub equipped with modern shower attachments and a clear glass screen, a spacious hand basin set atop generous storage cupboards, and a low-level toilet. The walls and ceiling are adorned with contemporary tiling that adds a fresh, polished feel to the space, while a gleaming chrome towel warmer provides both comfort and elegance. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy without sacrificing brightness.

## EXTERNAL

This home features convenient on-street parking as well as a spacious rear garage, perfect for additional storage needs. Ideally located, the property is only a few minutes' drive from nearby schools and a variety of local amenities, making daily errands and school runs a breeze. The property can be sold with a tenant already in place, providing an immediate investment opportunity.

## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple  
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what

Tel: 01642 462153

you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
  - Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
  - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
  - We reserve the right to amend or withdraw this property from the market at any time without notice.
  - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
  - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



## Road Map



## Hybrid Map



## Terrain Map



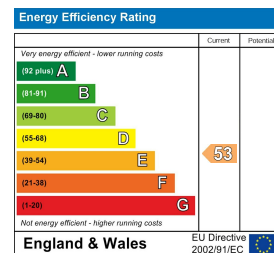
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.