

HUNTERS[®]

HERE TO GET *you* THERE



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5 Hallcroft Gardens, Hoyland, Barnsley, S74 9JW

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Asking Price £110,000

Welcome to this beautifully presented apartment located in the desirable Hallcroft Gardens, Hoyland, Barnsley. This charming property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

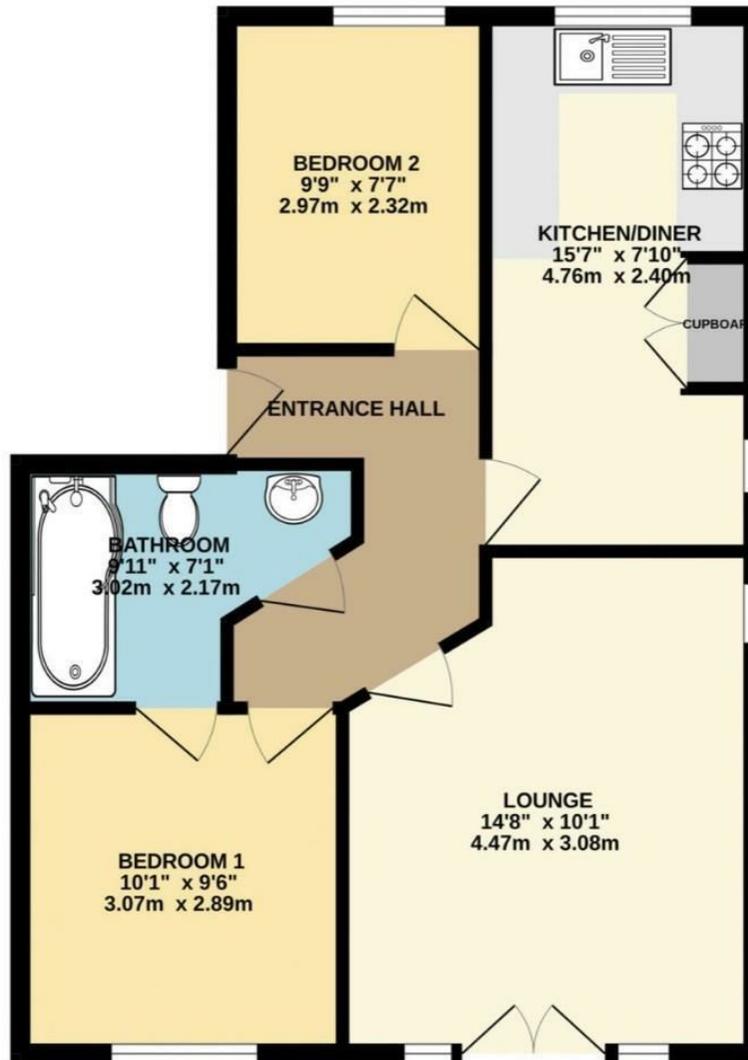
As you enter the apartment, you are greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The open-plan kitchen diner is well-equipped and offers ample space for dining, making it a delightful area for family meals or gatherings with friends.

The apartment features two generously sized double bedrooms, providing plenty of room for rest and personal space. The well-appointed bathroom is designed for both functionality and comfort, ensuring a pleasant experience for all residents.

One of the standout features of this property is the allocated parking space, which adds to the convenience of living in this fantastic location. Hallcroft Gardens is known for its friendly community and accessibility to local amenities, making it a wonderful place to call home.

In summary, this well-presented apartment offers a spacious living environment in a sought-after area, with the added benefit of parking. It is a perfect opportunity for those seeking a modern lifestyle in a welcoming neighbourhood. Do not miss the chance to view this delightful property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Entrance

Lounge

14'7" x 10'1"

Kitchen | Dining room

15'7" x 7'10"

Bedroom 1

10'0" x 9'5"

Bathroom

9'10" x 7'1"

Bedroom 2

9'8" x 7'7"

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	Current	Potential
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(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.







