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72 Lilac Crescent, Hoyland, Barnsley, S74 9PW

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£170,000

Welcome to this fabulous semi-detached family home located on the desirable Lilac Crescent in Hoyland, Barnsley. This charming property boasts three spacious bedrooms, making it an ideal choice for families seeking comfort and space. The well-proportioned reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The large breakfast kitchen is a standout feature of this home, complete with a convenient pantry that offers ample storage for all your culinary needs. This area is perfect for family gatherings or casual dining, ensuring that mealtimes are both enjoyable and practical.

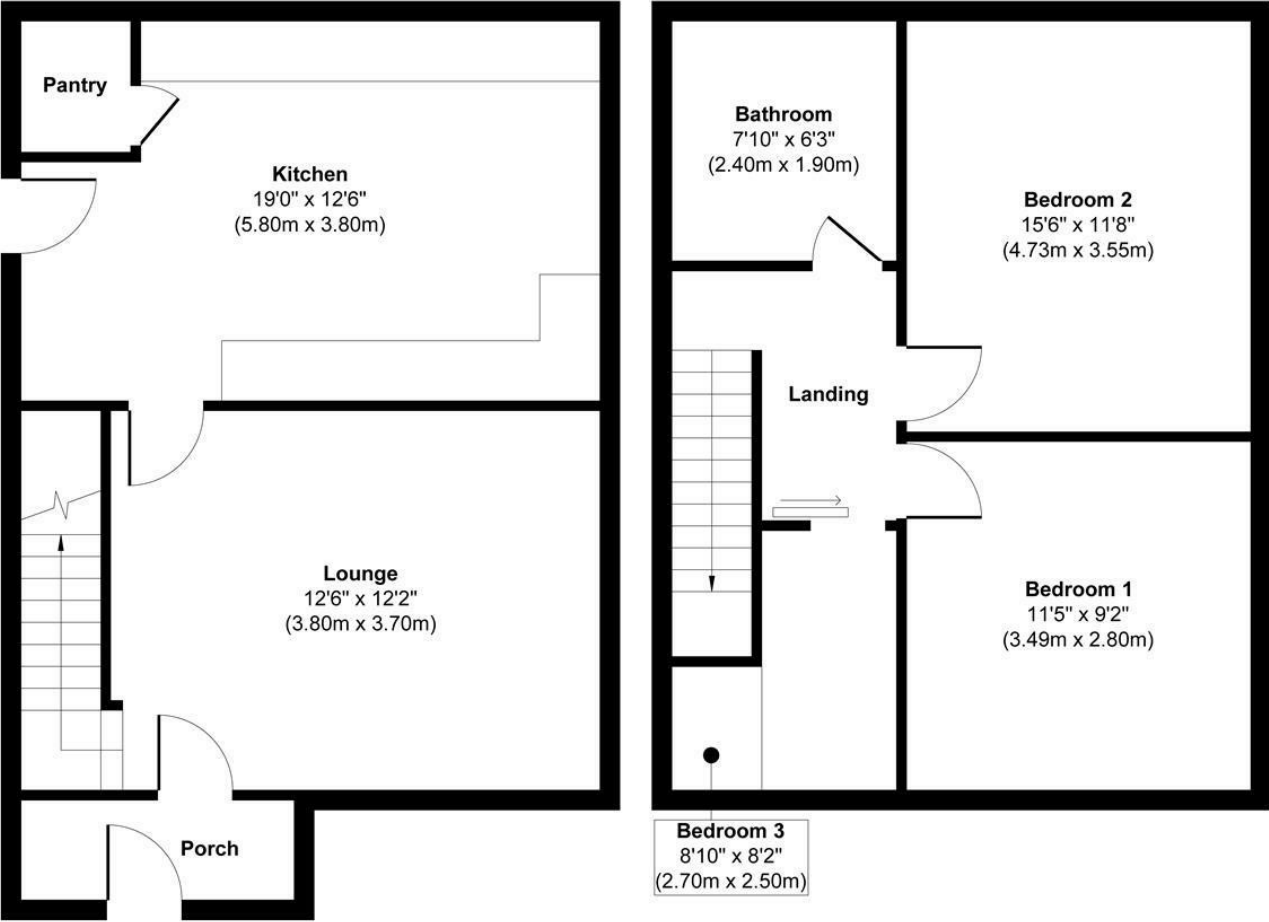
Situated close to all local amenities, this property is also within a sought-after school catchment area, making it an excellent choice for families with children. The convenience of off-street parking adds to the appeal, providing a secure space for your vehicle.

The private rear garden offers a tranquil outdoor space and being south facing provides ample sunlight all day long, ideal for children to play or for hosting summer barbecues with friends and family. This home truly combines comfort, convenience, and a sense of community, making it a wonderful place to create lasting memories.

In summary, this semi-detached house on Lilac Crescent is a fantastic opportunity for those looking to settle in a family-friendly neighbourhood. With its spacious bedrooms, large kitchen, and private garden, it is sure to meet the needs of modern family living. Do not miss the chance to make this lovely property your new home.

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Lilac Crescent



Ground Floor
Approximate Floor Area
513 sq. ft
(47.67 sq. m)

First Floor
Approximate Floor Area
480 sq. ft
(44.66 sq. m)

Approx. Gross Internal Floor Area 993 sq. ft / 92.33 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

Front porch

Reception Room

12'1" x 12'5"

Breakfast Kitchen

19'0" x 12'5"

Bedroom 1

9'2" x 11'5"

Bedroom 2

11'7" x 15'6"

Bedroom 3

8'2" x 8'10"

Bathroom


6'2" x 7'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
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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.







