

HUNTERS®

HERE TO GET *you* THERE



Key Avenue

Hoyland, Barnsley, S74 9RN

Offers In Excess Of £90,000



- 3 BED SEMI DETACHED
- IN NEED OF RENOVATION
- GOOD DIMENSIONS THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- PLENTY OF POTENTIAL
- GREAT FIRST STEP OR ADDITION TO A PORTFOLIO
- GOOD COMMUTER LOCATION

Tel: 01709 894440

Key Avenue

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Offers In Excess Of £90,000



NO UPWARD CHAIN! Located on Key Avenue in the popular area of Hoyland, Barnsley, this semi-detached house presents a remarkable opportunity for those looking to invest in a property with great potential. Boasting three spacious bedrooms and a well-proportioned reception room, this home offers generous dimensions throughout, allowing for creative renovation possibilities.

While the property is in need of full renovation, including the installation of a new central heating system and re-wiring, it provides a blank canvas for buyers to design their dream home or enhance its appeal for rental purposes. With no upward chain the property is ready and waiting for you to put your stamp on it!

Briefly comprising entrance hall, lounge/diner, kitchen, a side porch with three large storage cupboards, three good sized bedroom and shower room/wet room.

Conveniently located near local shops and with easy access to the M1 motorway, this property is ideally situated for commuters and families alike. Whether you are a first-time buyer eager to step onto the property ladder or an investor looking to expand your rental portfolio, this house offers a unique opportunity to create a personalised living space in a desirable location. With vision and effort, this property can be transformed into a wonderful home.

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great cloakroom space, comprising wall mounted radiator, uPVC window, stairs rising to the first floor and doors leading to the living room and kitchen.

LOUNGE/DINER

21'6 x 11'10 (6.55m x 3.61m)

A large living space with large uPVC windows to both the front and rear elevation, also hosting a coal fire that powers the back boiler/radiators, also comprising aerial point, telephone point, two wall mounted radiators and currently a through floor lift that goes through to the master bedroom upstairs.

KITCHEN

11'3 x 7'7 (3.43m x 2.31m)

Comprising light wood wall and base units, contrasting cream work surfaces, inset stainless steel sink and drainer, free standing cooker, under counter space and plumbing for a washing machine, space for a tall fridge/freezer, door leading to an understairs pantry, wall mounted radiator, extractor fan, uPVC window and uPVC door leading into the side porch.

SIDE PORCH

Offering plenty of storage we all crave, the side porch consists of three large storage cupboards, lighting and uPVC doors to both the front and rear.

LANDING

Comprising loft hatch, uPVC window and doors leading to all bedrooms and bathroom.

BEDROOM 1

13'5 x 10'0 (4.09m x 3.05m)

A large double bedroom comprising large front facing uPVC window, wall mounted radiator and built in storage cupboard.

BEDROOM 2

14'0 x 7'10 (4.27m x 2.39m)

A further good sized double bedroom comprising built in storage cupboard that also house the immersion heater, wall mounted radiator, aerial point and rear facing uPVC window.

BEDROOM 3

9'9 x 9'2

A good sized single bedroom, nursery or home office, comprising front facing uPVC window and wall mounted radiator.

SHOWER/WET ROOM

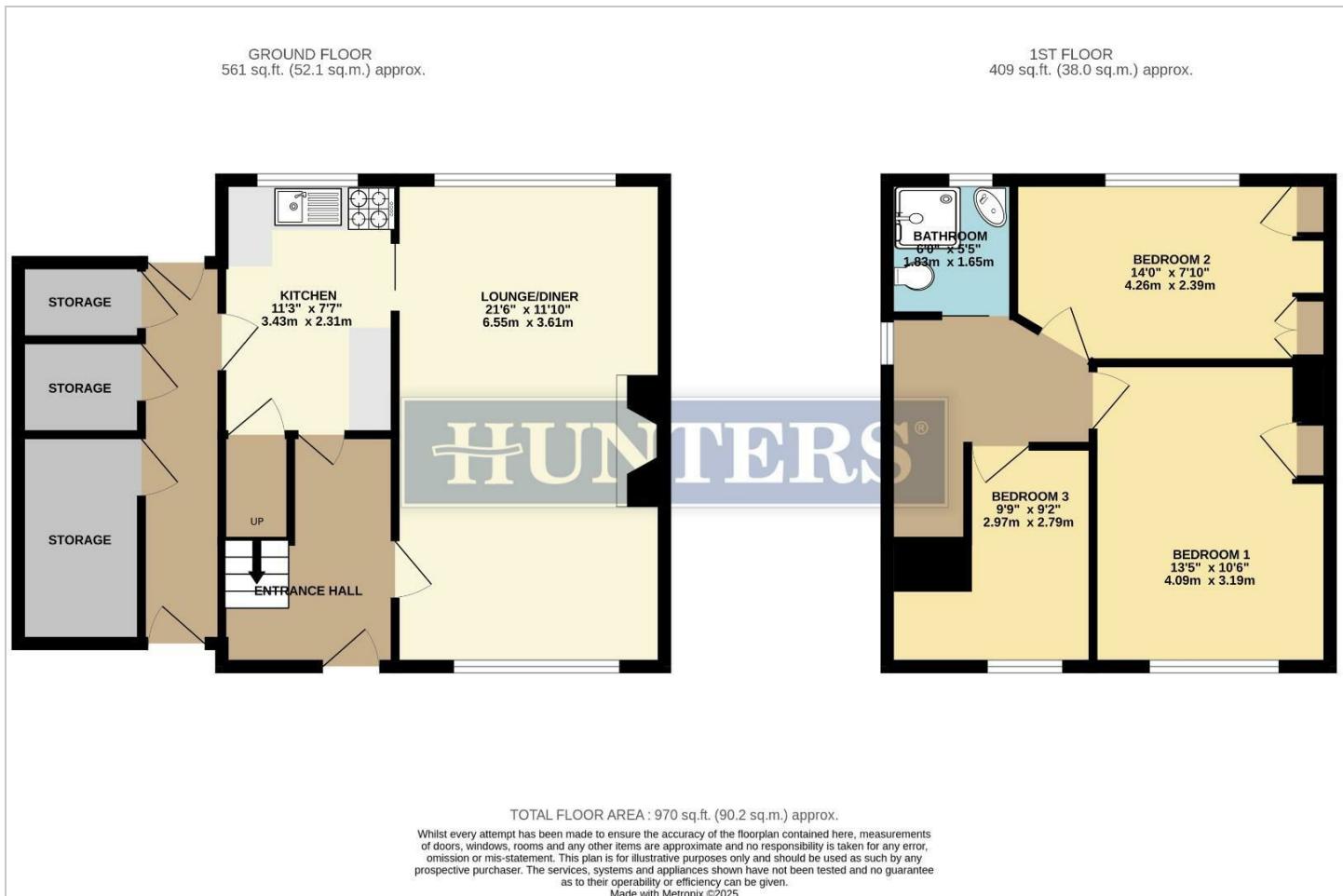
6'0 x 5'5 (1.83m x 1.65m)

Fully tiled throughout, the bathroom comprises wall mounted electric shower, low flush WC, corner sink, wall mounted radiator and frosted uPVC window.

EXTERIOR

The property hosts a large corner plot, meaning there is extensive gardens to the front of the property, which could be changed into off road parking if desired. To the rear of the property is a small, low maintenance garden mainly laid to lawn with established hedges and colourful borders.

Floorplan





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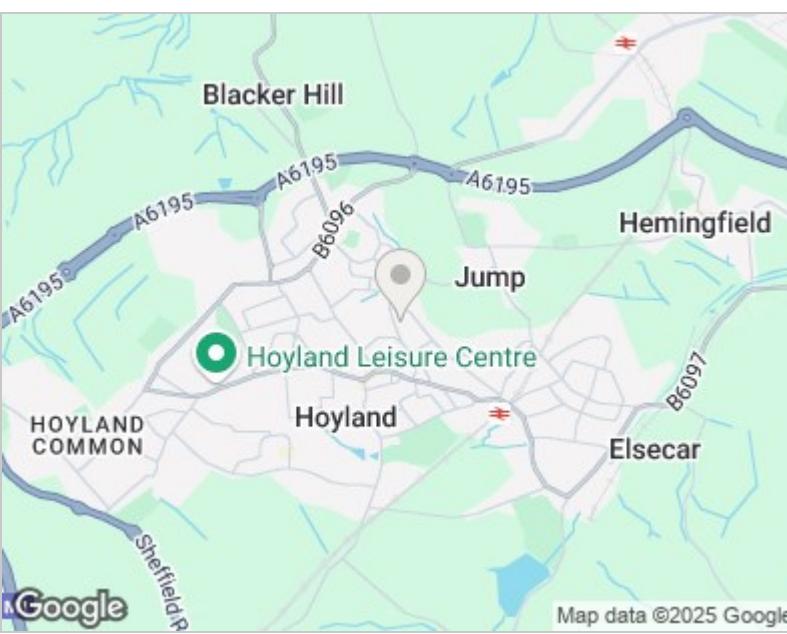
Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

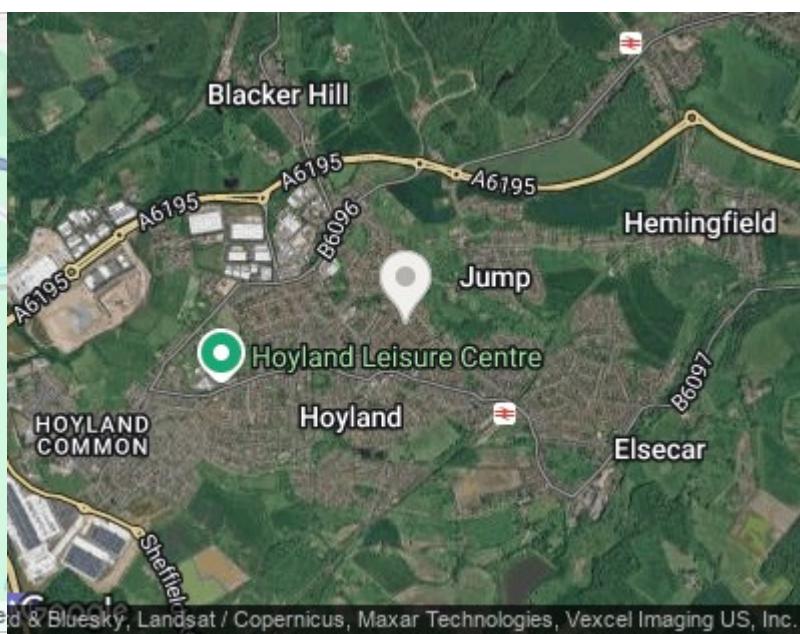
Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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