

HUNTERS®

HERE TO GET *you* THERE



Hallcroft Gardens

Hoyland, Barnsley, S74 9JW

Asking Price £175,000

 3  2  1  TBC

- 3 BED END TOWNHOUSE
- CONTEMPORARY KITCHEN AND BATHROOM
- TASTEFUL DECOR
- OFF ROAD PARKING ON LONG DRIVEWAY
- CLOSE TO TRAIN STATION AND AMENITIES
- GREAT FIRST TIME BUY
- GOOD DIMENSIONS THROUGHOUT
- LOW MAINTENANCE, WELL LANDSCAPED GARDEN
- SMALL ESTATE LOCATION
- COUNCIL TAX BAND B

Tel: 0114 257 8999

Hallcroft Gardens

Hoyland, Barnsley, S74 9JW

Asking Price £175,000



Welcome to this delightful 3 bed end townhouse located on the quaint estate of Hallcroft Gardens, Hoyland, Barnsley. This property is an ideal choice for first-time buyers or upsizers looking for a home they can move straight into!

The property is in a popular location, with the local train station just across the road; enhancing accessibility and making commuting a breeze, an array of amenities are within walking distance; so everything you need is close at hand, the property is surrounded by reputable schools, it is only minutes from the M1 and benefits from direct roads leading to Barnsley, Sheffield and Rotherham.

The modern breakfast kitchen is well-equipped, providing a sleek space for culinary enthusiasts to create their favourite dishes. The property boasts a spacious bathroom and a well-designed layout that maximises comfort and functionality. Outside, you will find a low-maintenance, beautifully landscaped garden that basks in sunlight, making it an excellent spot for relaxation or entertaining guests. Ample off-road parking is available on the long driveway, accommodating up to two cars, which is a significant advantage in this area.

Briefly comprising entrance hallway, downstairs WC, breakfast kitchen, living room, three good sized bathroom and bathroom.

This charming house offers a perfect blend of modern living and convenience, making it a must-see! Don't miss the opportunity to make this lovely property your new home. Book your viewing today!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, with a large under stairs cloakroom area, wall mounted radiator, stairs rising to the first floor and doors leading to WC, kitchen and living room.

DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, pedestal sink, frosted uPVC window and wall mounted radiator.

BREAKFAST KITCHEN

15'1" x 7'2" (4.6 x 2.2)

A stylish breakfast kitchen hosting an array of light grey wood effect wall and base units providing plenty of storage space, contrasting black work surfaces and matching splashbacks, inset grey composite sink and drainer with chrome pull out spray tap, inset stainless steel 4 ring gas hob with extractor hood above, integrated stainless steel electric oven with microwave above, integrated tall fridge/freezer, integrated dishwasher, inset spotlights, wall mounted radiator and uPVC window.

LIVING ROOM

14'9" x 13'3" (4.5 x 4.05)

A light and airy living room drenched in natural light through a uPVC window and further uPVC patio doors that lead directly out onto the garden creating a great social space, also comprising aerial point, telephone point and wall mounted radiator.

BEDROOM 1

13'1" x 8'2" (4 x 2.5)

A beautifully presented master bedroom, boasting a wall of wardrobes; offering that extra space we all crave, also comprising wall mounted radiator and front facing uPVC window.

BEDROOM 2

13'1" x 7'2" (4 x 2.2)

A further double bedroom comprising wall mounted radiator and rear facing uPVC window.

BEDROOM 3

7'2" x 7'1" (2.2 x 2.16)

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

BATHROOM

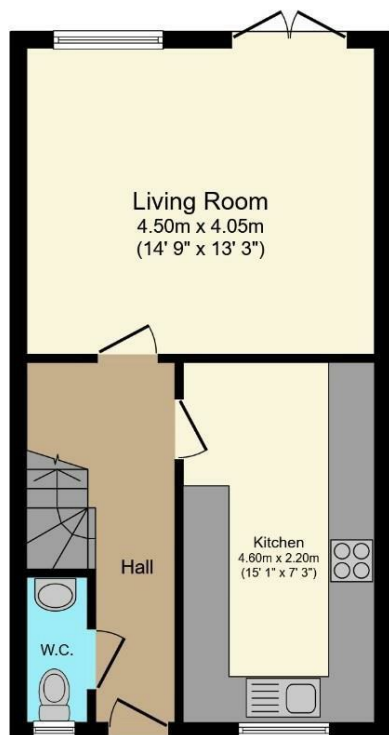
8'10" x 5'10" (2.7 x 1.8)

A generously sized, contemporary bathroom, half tiled in serene cream, comprising 'P' shaped bath with shower over, white pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

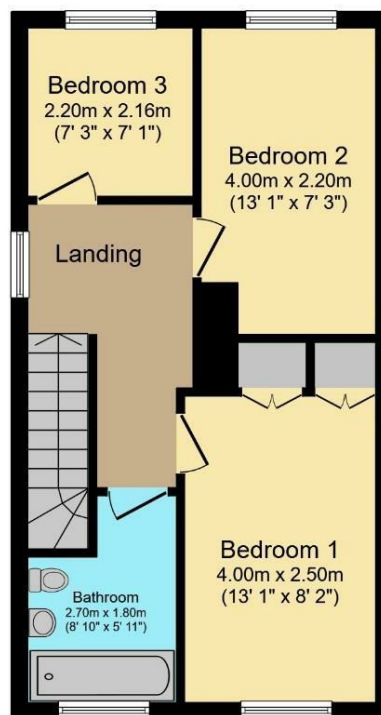
EXTERIOR

To the rear of the property is a fully enclosed, sun drenched, low maintenance garden boasting a sizeable Indian stone patio, perfect for sitting out or entertaining in the summer months, steps rise to a neat artificial lawn and a shed offers handy outdoor storage. Immediately to the front of the property is a long driveway creating off road parking for at least two cars.

Floorplan



Ground Floor
Floor area 40.0 sq.m. (430 sq.ft.)

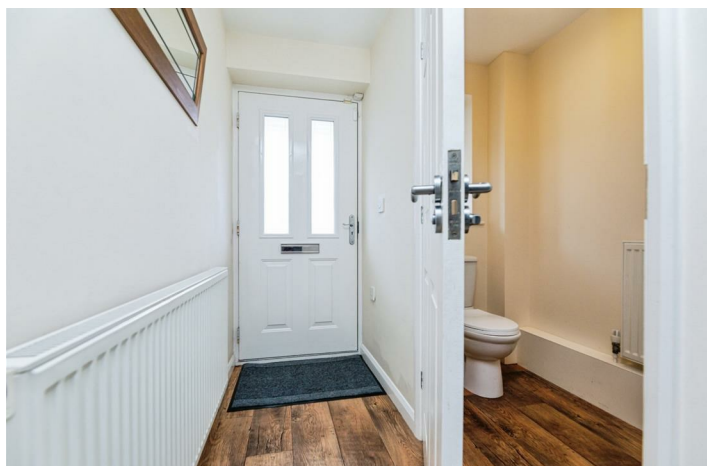


First Floor
Floor area 40.0 sq.m. (430 sq.ft.)

Total floor area: 80.0 sq.m. (861 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS







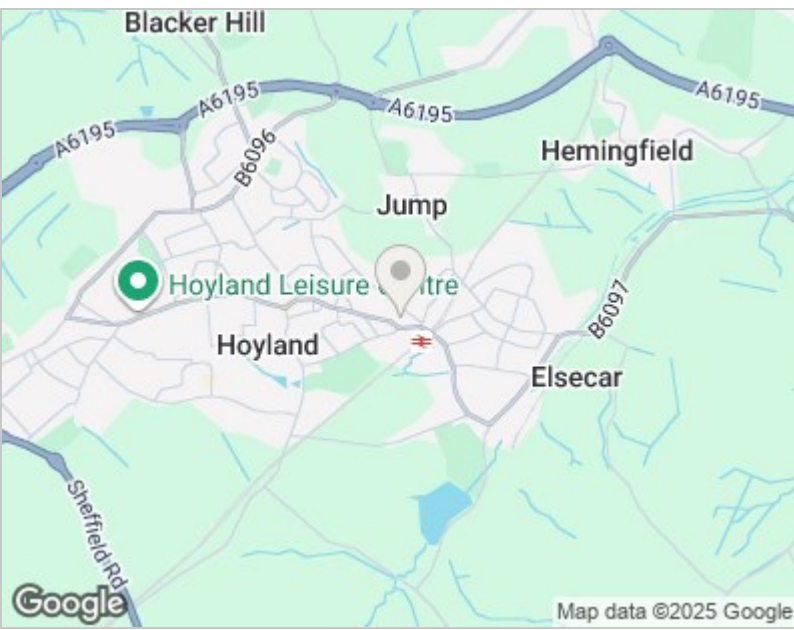
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

