



## Sale Street

Hoyland, Barnsley, S74 0PT

Asking Price £100,000



- 2 BED MID TERRACE
- GREAT FIRST STEP ON THE LADDER OR PORTFOLIO ADDITION
- 2 DOUBLE BEDROOMS
- POPULAR LOCATION
- CLOSE TO AN ARRAY OF AMENITIES

- READY TO PUT YOUR OWN STAMP ON
- SPACIOUS DIMENSIONS
- MODERN KITCHEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX A

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### Asking Price £100,000



Nestled on Sale Street in the popular area of Hoyland, Barnsley, this delightful mid terrace house presents an excellent opportunity for those seeking a comfortable home with potential for personalisation. A great first home or a great addition to any rental portfolio. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or individuals looking for extra space.

While the house is in need of some upgrading, it offers a blank canvas for you to create your dream living environment. The modern breakfast kitchen adds a touch of contemporary style, and a plain white bathroom ensures that essential facilities are both functional and appealing.

The low maintenance courtyard is a practical feature, providing a sizeable outdoor space without the hassle of extensive upkeep.

Conveniently located, this property is perfect for commuters, with the M1 minutes away, direct roads leading to Barnsley, Sheffield and Rotherham and serviced by good public bus routes. Additionally, you will find yourself within walking distance of a variety of amenities, including shops, bars, and parks, making daily life both easy and enjoyable.

This house on Sale Street is a fantastic opportunity for those looking to invest in a property with great potential in a well-connected area. With a little vision and effort, this could be the perfect home for you.

Briefly comprising living room, kitchen, bathroom and two double bedrooms!

Don't delay...book your viewing today!

## LIVING ROOM

13'1 x 12'7 (3.99m x 3.84m)

A uPVC glazed door leads into a charming, well presented living room boasting a gas fire with wooden surround giving a great focal point to the room and cosy feel in the wintry months, also comprising telephone point, wall mounted radiator and uPVC window.

## BREAKFAST KITCHEN

10'5 x 9'3 (3.18m x 2.82m)

A modern breakfast kitchen hosting an array of light wood effect wall and base units, providing plenty of storage space, contrasting dark work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset electric hob with stainless steel extractor above, integrated electric oven, undercounter space for washing machine, space for fridge/freezer in understairs storage cupboard, wall mounted radiator, uPVC window and door leading directly to the downstairs bathroom.

## BATHROOM

7'1 x 4'2 (2.16m x 1.27m)

A generously sized family bathroom, fully tiled in white, comprising bath with electric shower over, low flush WC, pedestal ceramic sink, wall mounted radiator and frosted uPVC window.

## MASTER BEDROOM

13'4 x 12'8 (4.06m x 3.86m)

A large double bedroom comprising wall mounted radiator and front facing uPVC window.

## BEDROOM 2

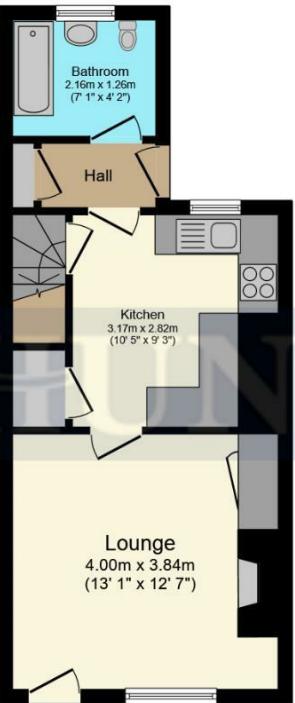
10'6 x 9'5 (3.20m x 2.87m )

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

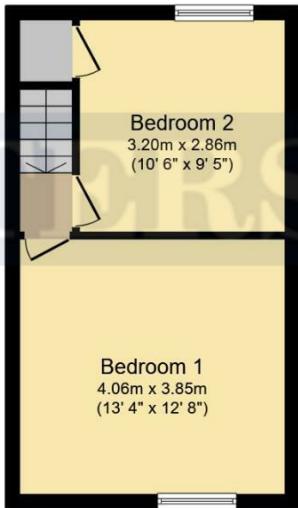
## EXTERIOR

To the rear of the property is a fully enclosed, low maintenance, sun drenched courtyard. Ample on street parking is available to the front of the property.

## Floorplan



**Ground Floor**  
Floor area 34.9 sq.m. (376 sq.ft.)



**First Floor**  
Floor area 28.6 sq.m. (308 sq.ft.)

**Total floor area: 63.5 sq.m. (684 sq.ft.)**

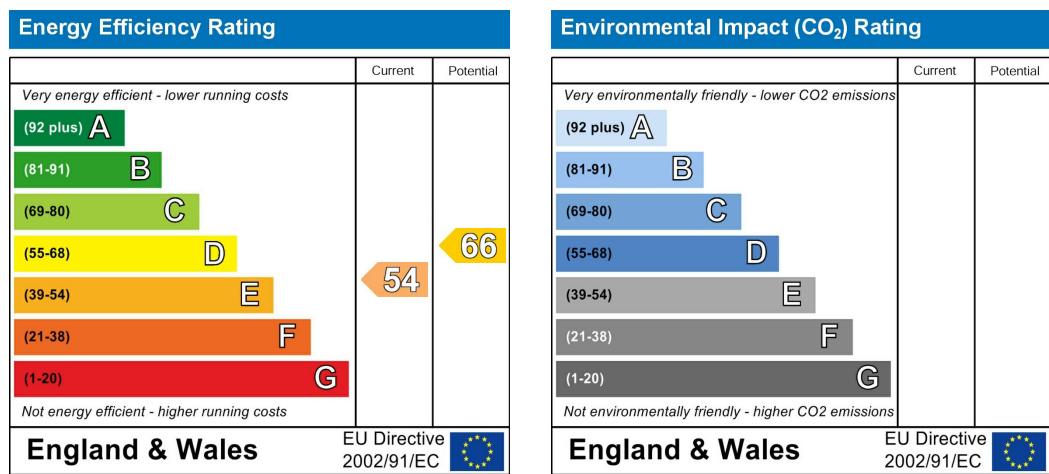
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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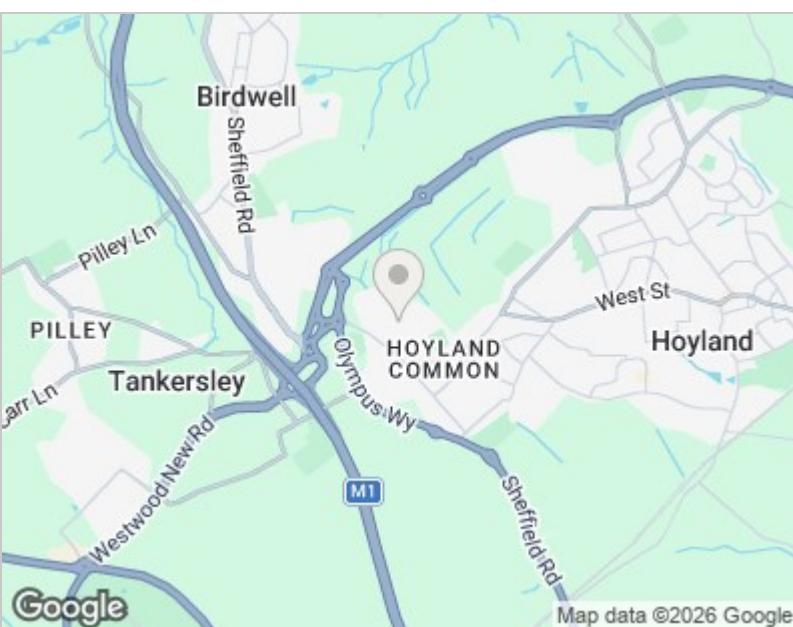
## Energy Efficiency Graph



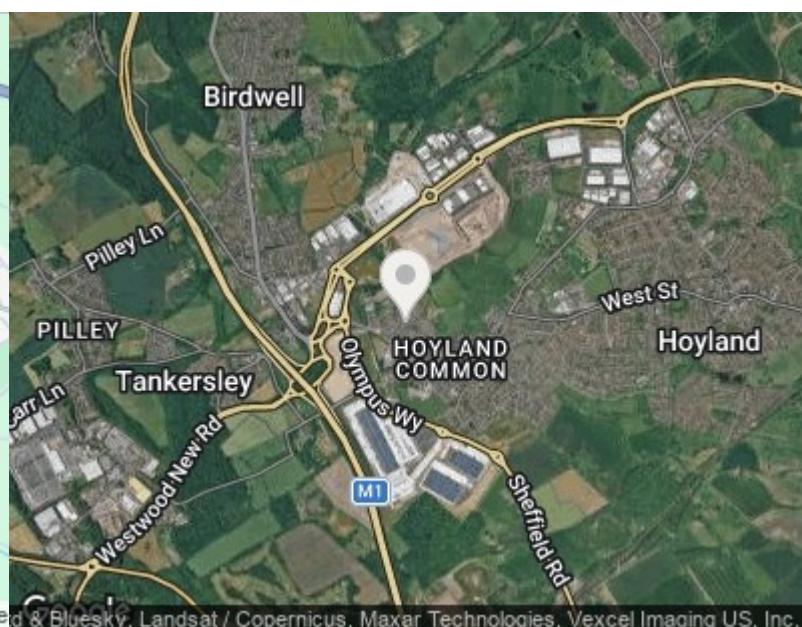
## Viewing

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](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

