



Police Station House, Wood Walk

Hoyland, Barnsley, S74 9SH

Guide Price £280,000



- 3 BED DETACHED
- MAGNIFICENT, SIZEABLE PLOT
- FLEXIBLE LAYOUT TO USE AS YOU WISH
- PLENTY OF OFF ROAD PARKING
- CLOSE TO AMENITIES

- NO UPWARD CHAIN
- EXTENDED WITH THE POSSIBILITY OF MORE
- LARGE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND D

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(GUIDE PRICE £280,000 - £300,000) NO UPWARD CHAIN. THE POSSIBILITIES ARE ENDLESS! TAKE A LOOK AROUND THE EXTENDED, 3 BED DETACHED, POLICE STATION HOUSE, HOSTING A FABULOUS PLOT WITH LOTS MORE ROOM FOR EXTENSION AND BOASTING A VERY FLEXIBLE LAYOUT TO USE AS YOU WISH! Located in the much sought after commuter location of Hoyland, the property is close to an array of amenities including Cortonwood, surrounded by reputable schools, only minutes away from the M1 and two train stations with direct roads leading to Barnsley, Sheffield and Rotherham. Boasting generous dimensions, neutral decor, some characterful features, scope to extend or reconfigure in many ways, ample off road parking and with no upward chain it is ready to move straight in! Briefly comprising entrance hall, living room, dining room, kitchen, sitting room, conservatory, utility room, downstairs WC, three good sized bedrooms and family bathroom. Must be seen to truly appreciate the location, the plot, the scope for it to suit your needs and the charm...book now to avoid disappointment!

ENTRANCE HALL

Through a glazed uPVC door leads into a small entrance hall, a great cloakroom space, with laminate flooring, leading into the sitting room or through into the hallway.

HALLWAY

A roomy hallway, comprising uPVC window, telephone point, stairs rising to the first floor and doors leading to the kitchen and living room.

LIVING ROOM

A cosy living room, boasting a marble fireplace with wood surround giving the room a great focal point, can be opened back up to host a fire/log burner if desired, also comprising aerial point, wall mounted radiator and large front facing uPVC window.

DINING ROOM

A generously sized dining room, could be knocked through and opened up with the kitchen to create a superb kitchen/diner maybe, currently comprises aerial point, wall mounted radiator and large front facing uPVC window.

KITCHEN

Comprising an array of cream wall and base units providing plenty of storage space, white work surfaces, integrated stainless steel gas hob and electric oven with extractor hood above, inset stainless steel sink and drainer with matching mixer tap, under counter space for appliance, tiled flooring, wall mounted radiator, door leading to a large under stairs storage cupboard than can house a further appliance and uPVC window overlooking the garden.

UTILITY ROOM

Always a great addition, comprising an array of white wall and base units, white work surfaces, inset stainless steel sink and drainer, under counter space and plumbing for washing machine and further appliances and two uPVC windows.

DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC and uPVC window.

SITTING ROOM

A large second reception room, currently used as a yoga room and the possible uses list is endless, drenched in natural light through three front facing uPVC windows and opening out into the conservatory through sliding doors creating a great social space, also comprising two wall mounted radiators and aerial point.

CONSERVATORY

Bringing the outdoors in and allowing you to enjoy the

garden all year round, comprising tiled flooring, lighting, sockets, wall mounted electric heater and French doors leading directly out to the garden.

LANDING

A gallery style landing, hosting an impressive remote control loft hatch with electric ladders leading to a fully boarded loft with lighting and an electric supply, also comprising large built in storage cupboard that houses the Combi boiler, uPVC window and door leading to all bedrooms and bathroom.

BEDROOM 1

A sumptuous master bedroom, boasting a wall of fitted wardrobes, characterful paneling, laminate flooring, industrial style wall lamps, wall mounted radiator and large front facing uPVC window.

BEDROOM 2

A light and airy, good sized double bedroom, neutrally decorated comprising painted wooden flooring and front facing uPVC window.

BEDROOM 3

A good sized single bedroom, nursery or home office, comprising laminate flooring, wall mounted radiator and rear facing uPVC window hosting a stunning view of the fields to the rear.

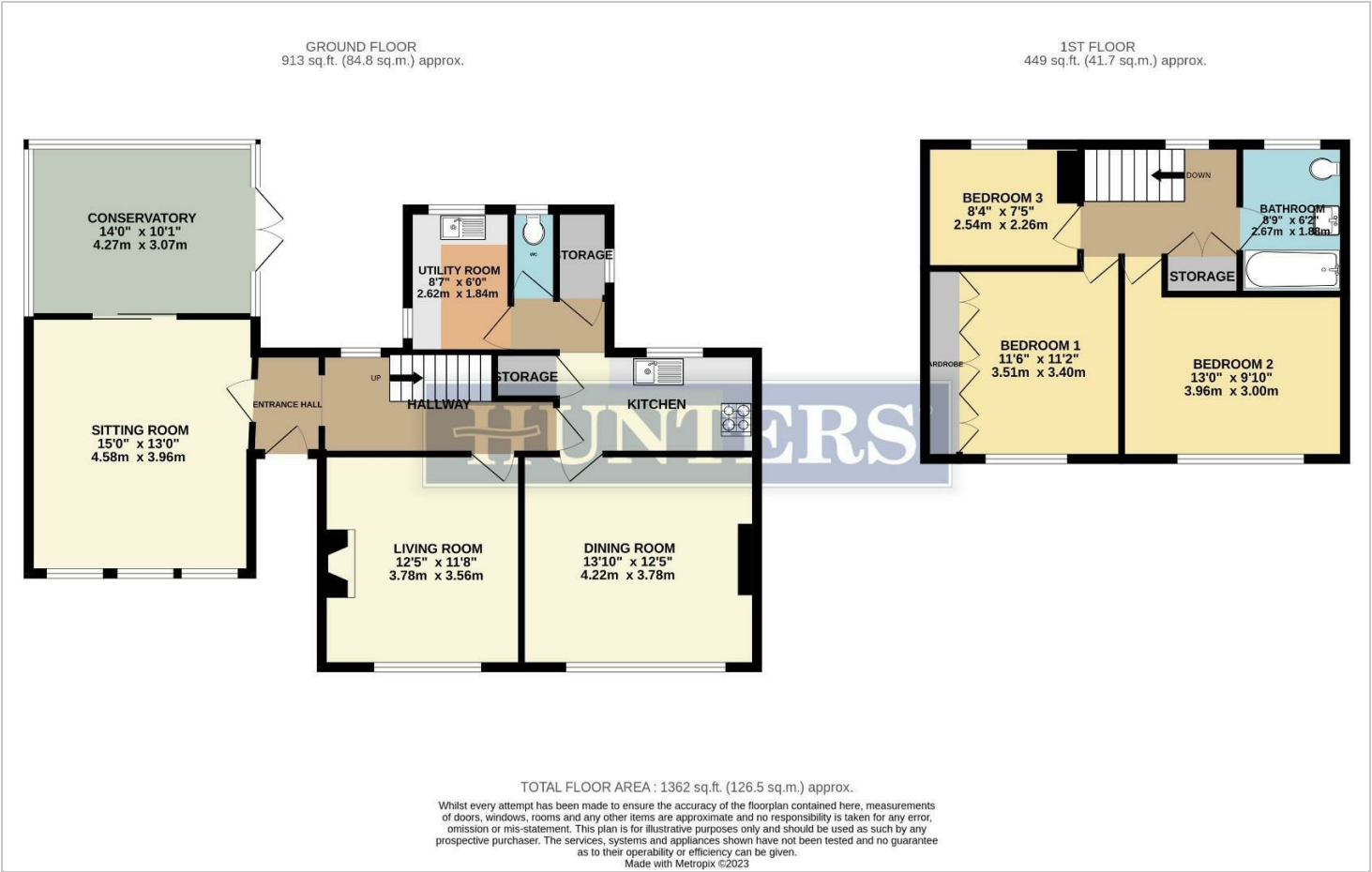
BATHROOM

A sizable and charming family bathroom, fully tiled, comprising a six foot bath with drench shower over, wooden vanity unit with inset ceramic sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

EXTERIOR

Police Station House hosts a magnificent plot, with wrap around gardens, making any sort of extension easy if desired, boasting an extensive lawn, two slabbed patio areas perfect for entertaining in the summer months, shed for outdoor storage, well establish shrubs, trees including fruit trees, outdoor tap and lighting. The front of the property boasts great kerb appeal, framed with trees, with a neat lawned area, large block paved gated driveway perfect for at least two cars, composite gates leads through to the rear garden and extra land at the front of the property allows for further parking for at least three more cars.

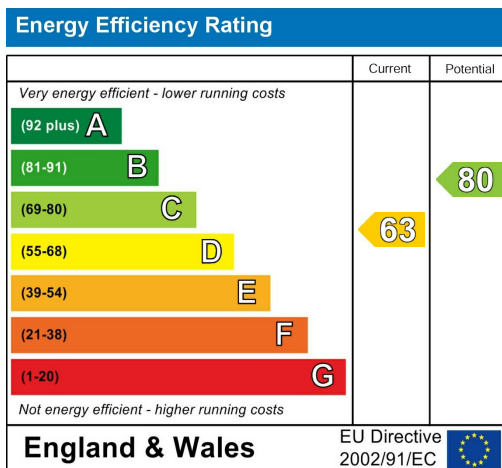
Floorplan







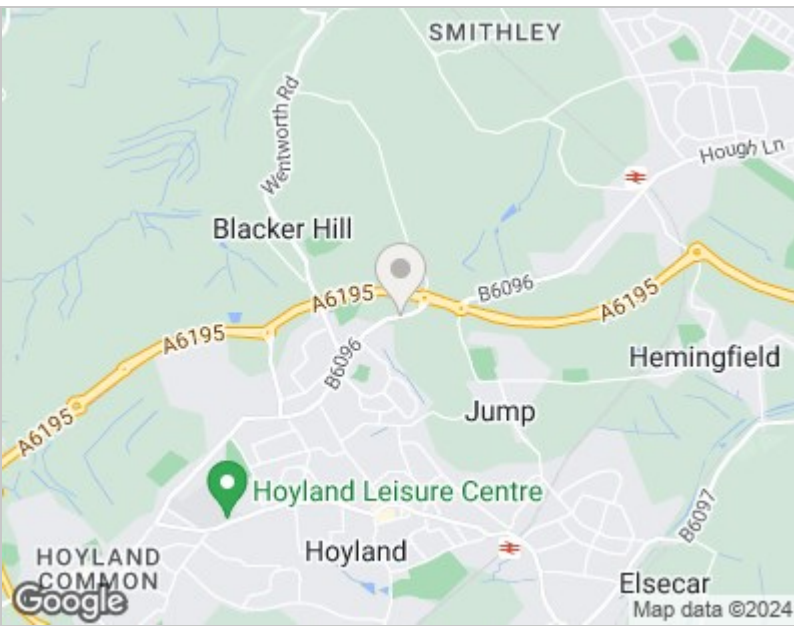
Energy Efficiency Graph



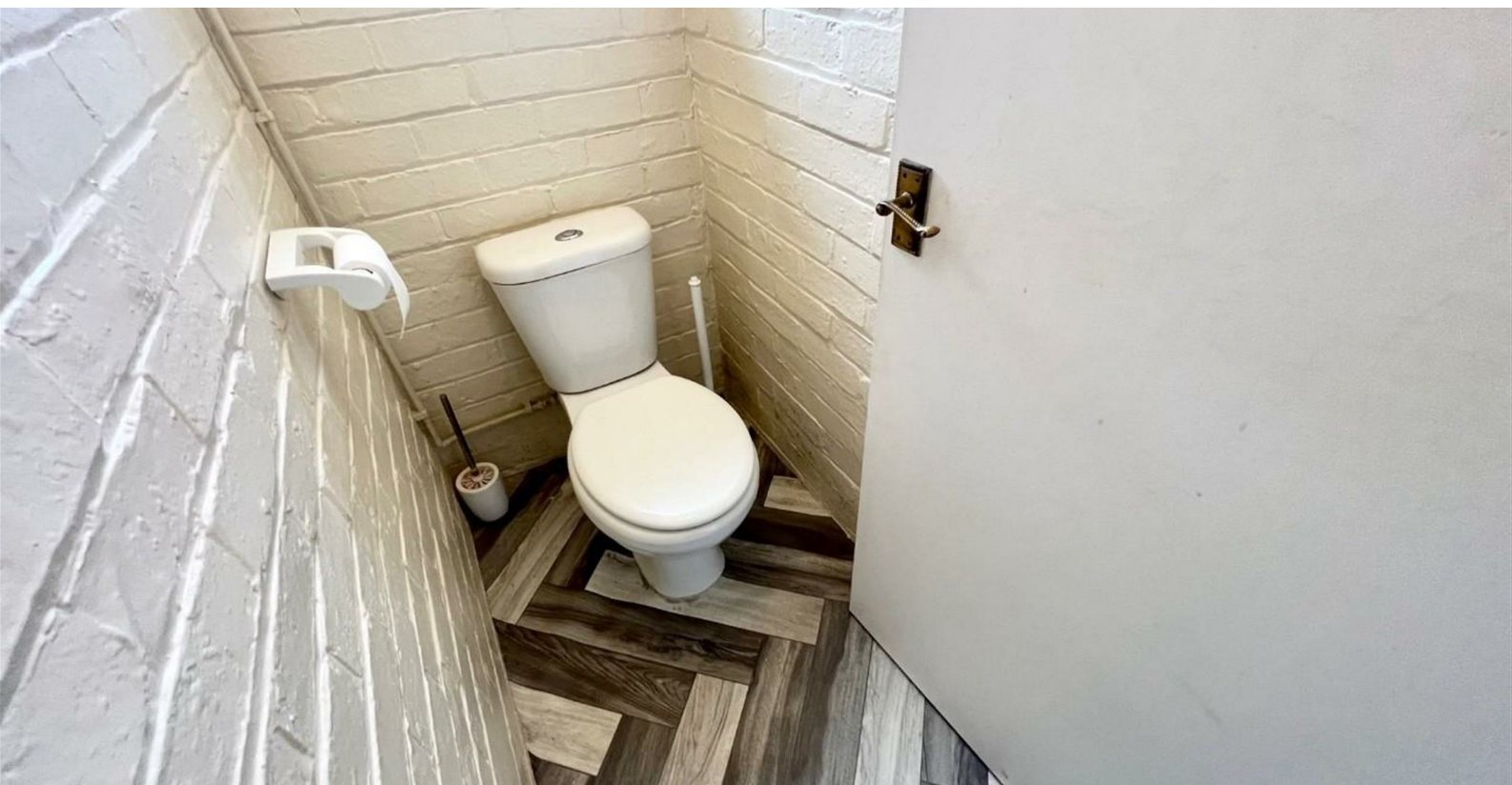
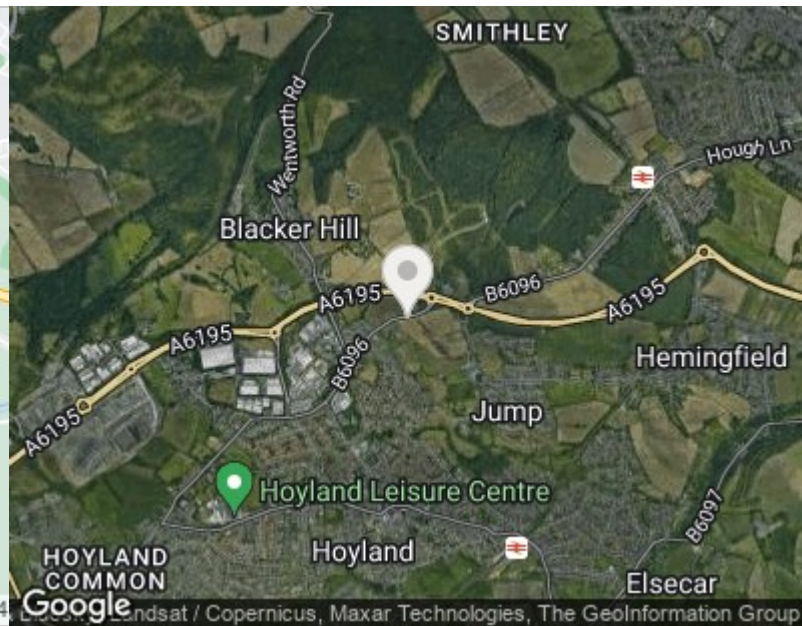
Viewing

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.

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