



## King Street

Hoyland, Barnsley, S74 9LJ

Guide Price £275,000 - £300,000



- 4 BED DETACHED
- EASY TO USE THE LAYOUT TO YOUR MEET YOUR NEEDS
- 2 BATHROOMS
- SOUTH FACING, LOW MAINTENANCE GARDEN WITH VIEWS
- CLOSE TO AN ARRAY OF AMENITIES
- SEEING IS BELIEVING!
- 2 LIVING ROOMS
- UNIQUE AND CHARACTERFUL
- CLOSE TO TRAIN STATION AND M1
- COUNCIL TAX BAND B

# King Street

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GUIDE PRICE £275,000 - £300,000. LOOKS CAN BE DECEIVING! Nestled on King Street in popular Hoyland, Barnsley, this beautiful detached house offers an abundance of living space that is sure to impress. With two reception rooms and four well-proportioned bedrooms, this property is perfect for families or those seeking a versatile home.

Located around the corner from the local train station, making commuting a breeze, within walking distance to an array of amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Barnsley, Sheffield and Rotherham.

As you step inside, you will be greeted by a characterful interior that boasts beautiful beams, elegant wood floors, and bespoke wooden cupboards, all of which add a unique charm to the home. The layout is thoughtfully designed, providing you with the flexibility to adapt the space to your needs and even create a downstairs annex if desired. Whether you require additional bedrooms, extra living areas, playrooms for the children, or a dedicated home office, this property can accommodate every lifestyle.

Spread over three floors, the generous living space is both contemporary and inviting, making it an ideal setting for both relaxation and entertaining. The low-maintenance garden offers a perfect outdoor retreat, allowing you to enjoy the fresh air without the burden of extensive upkeep.

Briefly comprising two living rooms, kitchen, four double bedrooms and two bathrooms.

This property truly is a hidden gem, where the exterior may not reveal the vast potential within. If you are looking for a home that combines character, space, and versatility in a convenient location, this house on King Street is not to be missed. Come and discover the charm and possibilities that await you in this wonderful family home.

## LIVING ROOM

18'0" x 9'10" (5.5 x 3)

A light and airy living room, would also make a great dining room as it comes directly from the kitchen, drenched in natural light through glazed uPVC French doors opening directly out onto the garden, creating a great social space, also comprising inset spots, aerial point, telephone point and wall mounted radiator.

## BEDROOM 1/PLAYROOM

18'0" x 8'2" (5.5 x 2.5)

Currently used as a playroom, but would also make a great double bedroom or home office, comprising inset spots, wall mounted radiator and uPVC window.

## KITCHEN

11'1" x 10'5" (3.4 x 3.2)

A modern kitchen hosting an array of light wood wall and base units providing plenty of storage space, black granite effect work surface, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel 4 ring gas hob with stainless steel extractor hood above, integrated electric oven, space for tall fridge/freezer, under counter space and plumbing for washing machine and dishwasher, wall mounted radiator, inset spots, large understairs alcove; perfect for a pantry and extra storage and a glazed uPVC door leading to the exterior.

## BATHROOM

10'9" x 5'10" (3.3 x 1.8)

A contemporary bathroom, tiled in 'on trend' grey, comprising bath with electric shower over, pedestal sink, low flush WC, wall mounted chrome heated towel rail, extractor fan and inset spots.

## LIVING/DINER

21'7" x 14'5" (6.6 x 4.4)

A characterful and versatile space, hosting the solid wood front door, so a great room to welcome guests into, currently used as a family room, boasting exposed brick walls, bespoke panelling and fitted solid wooden storage cupboards, laminate flooring, three wall mounted radiators, understairs cupboard that also houses the combi boiler, aerial point and two large uPVC windows flooding the room in natural light.

## BEDROOM 3

12'5" x 9'6" (3.8 x 2.9)

A good sized double bedroom, hosting an exposed brick wall, laminate flooring, aerial point, wall mounted radiator and rear facing uPVC window.

## BEDROOM 4

11'10" x 9'2" (3.61 x 2.8)

A further good sized double bedroom comprising laminate flooring, wall mounted radiator, inset spots and rear facing uPVC window.

## LOFT BEDROOM 2

20'11" x 8'10" (6.4 x 2.71)

A sleek and bright double bedroom comprising exposed beams, bespoke doors leading to plenty of eaves storage, inset spots, wall mounted radiator, aerial point and two Velux windows.

## LOFT BATHROOM

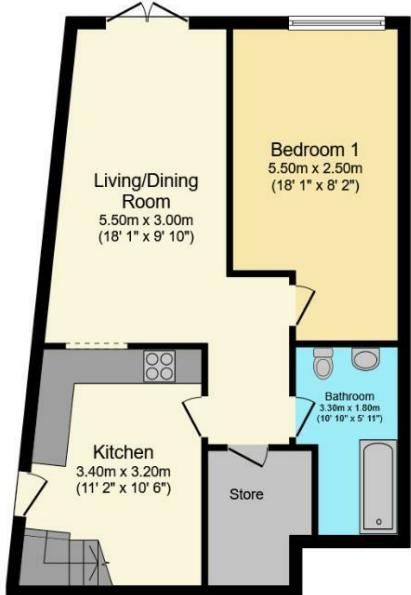
19'8" x 7'10" (6 x 2.4)

A stylish, generously sized bathroom, hosting a lavish matt black free standing bath with matt black tap and shower head, walk in matt black/glass double shower cubicle with marble effect tiling and drench shower, low flush WC, grey gloss vanity unit with set circular sink, wall mounted chrome heated towel rail, extractor fan, inset spots, exposed beams and two Velux windows.

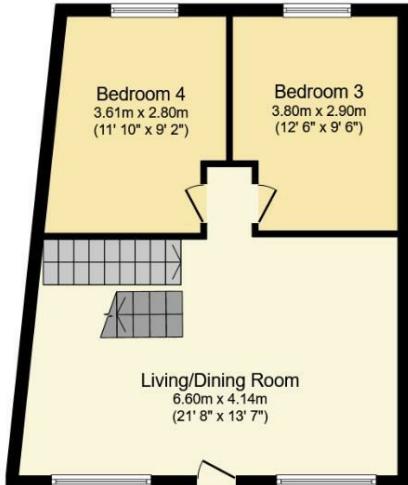
## EXTERIOR

To the rear of the property is a fully enclosed, low maintenance, south facing, sun trap of a garden that boasts wonderful scenic views over Wentworth, hosting a sizeable slabbed/pebble patio area, perfect for entertaining in the summer months, a neat lawn and well stocked flower bed adding splashes of colour, complete with outdoor tap. Ample parking is located on street at the front of the property.

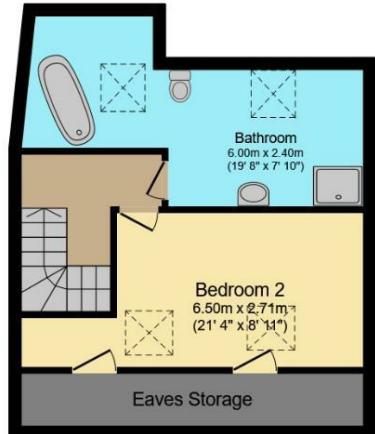
## Floorplan



**Ground Floor**  
Floor area 58.1 sq.m. (625 sq.ft.)



**First Floor**  
Floor area 50.0 sq.m. (539 sq.ft.)

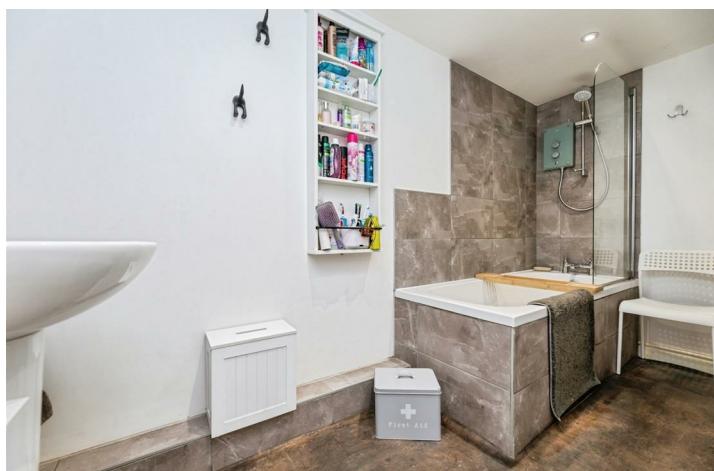


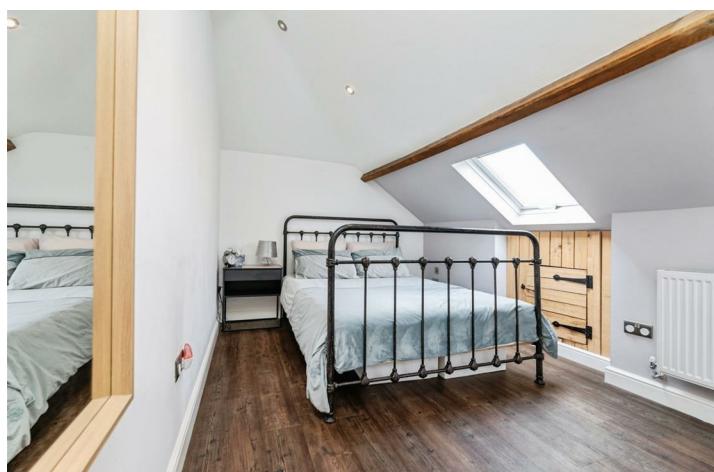
**Second Floor**  
Floor area 33.7 sq.m. (363 sq.ft.)

**Total floor area: 141.8 sq.m. (1,527 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)

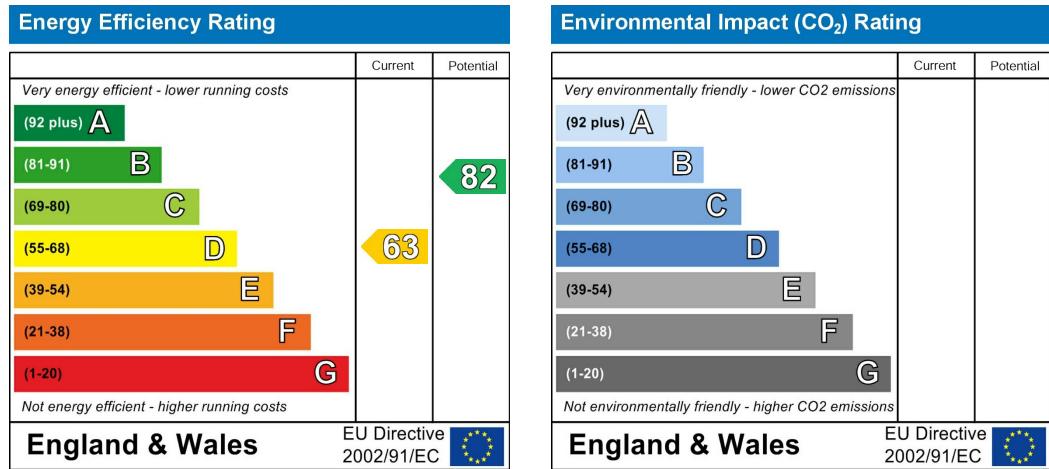
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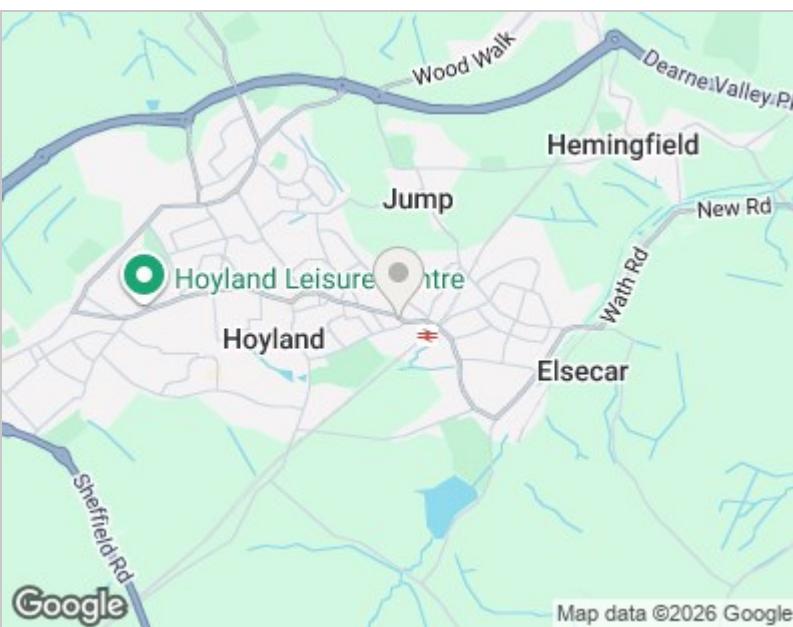
### Energy Efficiency Graph



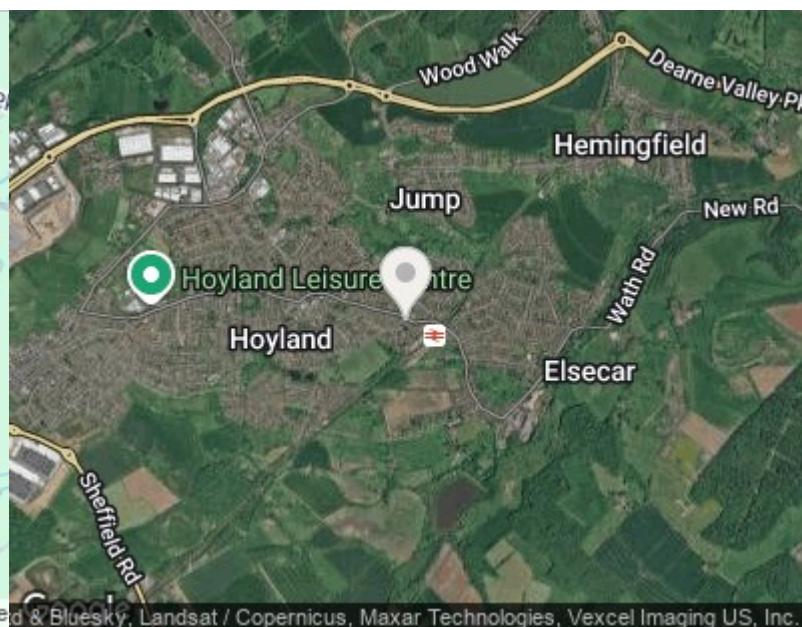
### Viewing

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.

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