



Greenacres, Hoyland, Barnsley

PRICE: £170,000

- NO UPWARDS CHAIN
- STUNNING VIEWS
- SOUTH WEST FACING REAR GARDEN
- OFF ROAD PARKING
- 3 BEDROOMS
- WELL PRESENTED THROUGHOUT
- LOCAL SERVICES & FACILITIES

A well presented semi detached home commanding stunning views and occupying a quiet setting on the outskirts of open countryside whilst being within walking distance of local services and only a short drive from the M1 motorway network.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A three bedroom semi-detached property which is presented to an excellent standard throughout, boasting gas central heating and double glazing; enjoying a South facing garden, having off road parking for several vehicles whilst commanding stunning views over Milton Pond with rural Wentworth countryside in the back drop. Offered to the market with immediate vacant possession, situated on a Cul-de-Sac position within walking distance of local services and amenities, whilst both open countryside and the M1 motorway network are easily accessible.

GROUND FLOOR

A double glazed entrance door opens into the reception hall, which has a radiator and a staircase rising to the first floor level.

LOUNGE

13' 4" x 12' 5" (4.06m x 3.78m)

Having a double glazed window to the front aspect commanding a stunning view over the pond, with rural countryside towards Wentworth in the back drop. This room has a radiator, decorative coving to the ceiling and a feature fireplace to the chimney breast with a marble inset and hearth, which is home to a Living Flame effect electric fire. Open plan access is gained to the dining room.

DINING ROOM

12' 3" x 8' 5" (3.73m x 2.57m)

Has a double glazed window to the front aspect of the property, a radiator and decorative coving to the ceiling.

KITCHEN

11' 7" x 9' 4" (3.53m x 2.84m)

This room has a double glazed window and a double glazed door to the side aspect. The room has a useful pantry/store cupboard, a radiator and is presented with a range of fitted kitchen furniture comprising base cupboards with matching drawers, which sit beneath a complimentary roll edge work surface incorporating a one and a half bowl single drainer sink unit with a mixer tap over. The room has matching wall cupboards with under lighting, complimentary tiled splash backs to the walls and appliances including an integral oven and grill, with a four ring hob and extraction unit over. There is plumbing for an automatic washing machine and space for a fridge freezer.

FIRST FLOOR LANDING

Provides access to the loft space and has a double glazed window to the side aspect.

BEDROOM ONE

13' 9" x 10' 2" (4.19m x 3.1m)

A front facing double bedroom with a radiator, coving to the ceiling and a double glazed window commanding a stunning outlook.

BEDROOM TWO

11' 0" x 8' 7" (3.35m x 2.62m)

A rear facing bedroom with a radiator and a double glazed window.

BEDROOM THREE

7' 6" x 6' 9" (2.29m x 2.06m)

A front facing room with a radiator and a double glazed window commanding stunning rural views.

FAMILY BATHROOM

Presented with a modern four piece suite finished in white, comprising a step-in corner shower unit, a panelled bath and a vanity unit incorporating a wash hand basin and a low flush W.C. This room has full tiling to the walls and floor, two opaque double glazed windows, spot lighting to the ceiling, a heated chrome towel rail and an extraction unit.

EXTERNALLY

To the front aspect of the property is an open plan garden in the main laid to lawn, with paved walkways leading to the front entrance door. To the rear of the property is a South facing garden, which has been professionally landscaped for low maintenance and is set within a fenced boundary. A driveway extends to the side aspect to a car port, providing off road parking for several vehicles.

ADDITIONAL INFORMATION

A Freehold property with mains gas, electricity, water and drainage. Council Tax Band - B.





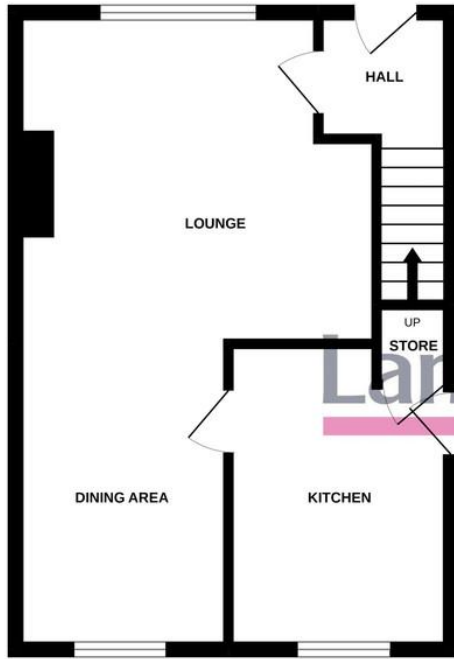
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
 When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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