



HOUSE STYLE	Semi-detached house
RECEPTION ROOMS	1
BEDROOMS	2
EPC RATING	D
WELL PLACED FOR DAILY COMMUTING	

IMPECCABLY PRESENTED TWO BEDROOM SEMI-DETACHED – IN HIGHLY DESIRABLE END OF CUL DE SAC SETTING – ONLY A SHORT WALK FROM NUMEROUS FACILITIES IN THE VILLAGE CENTRE – PARTICULARLY WELL PLACED FOR DAILY COMMUTING – OFFERED ON AN UNFURNISHED BASIS

DESCRIPTION This beautifully presented two bedroom semi-detached property enjoys a particularly peaceful and desirable setting at the very bottom of this highly regarded cul de sac, its position placing it within a comfortable walk of the centre of Hoyland whilst it is also well placed for daily commuting. Offered to the market on an unfurnished basis and available from mid-May it offers accommodation which extends to: Entrance Vestibule, Lounge, Dining Kitchen, Conservatory, two Bedrooms and Bathroom. To the front of the property there is parking for three/four vehicles.

£675 pcm

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Property Details

GROUND FLOOR

ENTRANCE VESTIBULE With single panel radiator and in turn leading through to the following accommodation.



LOUNGE 13' 7" x 12' 3" (4.14m x 3.73m) This beautifully presented Principal Reception Room displays dark oak effect flooring throughout, there is a double panel radiator and TV connection point.

DINING KITCHEN 13' 7" x 8' 0" (4.14m x 2.44m)

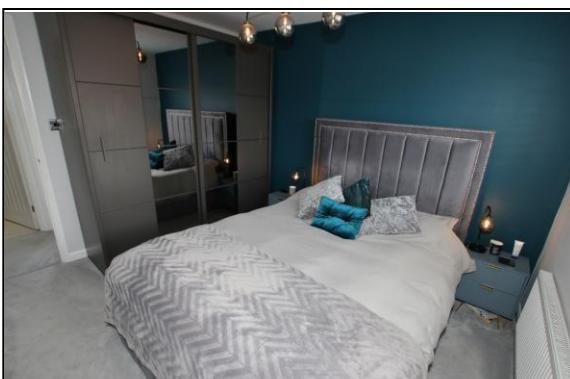
Providing a range of matt white fronted units including an inset sink with cupboards beneath. There are further base and wall mounted units and a good expanse of worktop surfaces having matching



upstands. There is also porcelain floor tiling throughout, a fitted breakfast bar with radiator beneath, plumbing facilities for an automatic washing machine, concealed Worcester gas fired central heating boiler and integrated oven, hob and extractor.

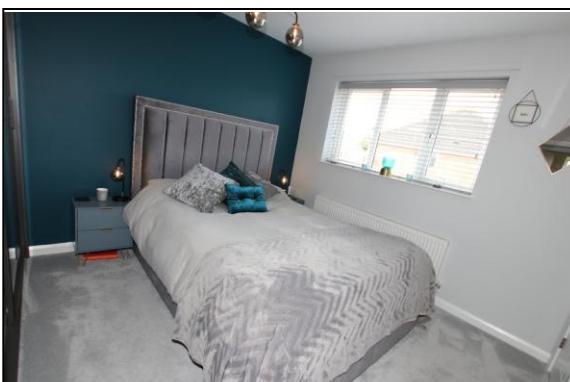


CONSERVATORY 13' 7" x 8' 0" (4.14m x 2.44m)
Accessed from the dining kitchen via double glazed French doors, the Conservatory provides a further sitting area and affords an outlook over the rear garden.



FIRST FLOOR

BEDROOM ONE 11' 3" x 10' 1" (3.43m x 3.07m) This front-facing Double Bedroom enjoys a most pleasant outlook. There is a single panel radiator, deep over-stairs bulk-head store with hanging rails and shelves and also a large free-standing wardrobe unit to be included in the let.



BEDROOM TWO 8' 8" x 6' 11" (2.64m x 2.11m) This rear-facing bedroom is heated by a single panel radiator and there is also a loft access facility.



BATHROOM 6' 1" x 6' 5" (1.85m x 1.96m) Having full height tiling to the walls and providing a three piece suite in white, comprising of a 'P' shaped bath with shower screen and mixer tap/shower attachment over, pedestal wash hand basin and low flush WC. There is also a heated chrome towel rail and an extractor fan.

OUTSIDE The original front garden to the property has been hard surfaced to provide a parking area which complements the driveway in front, the whole area capable of accommodating four vehicles. To the rear is an attractively presented principally lawned garden with paved sitting area.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

LANDLORD'S STIPULATIONS The landlord stipulates that there should be no smokers or pets in the property.

**For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk**

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