



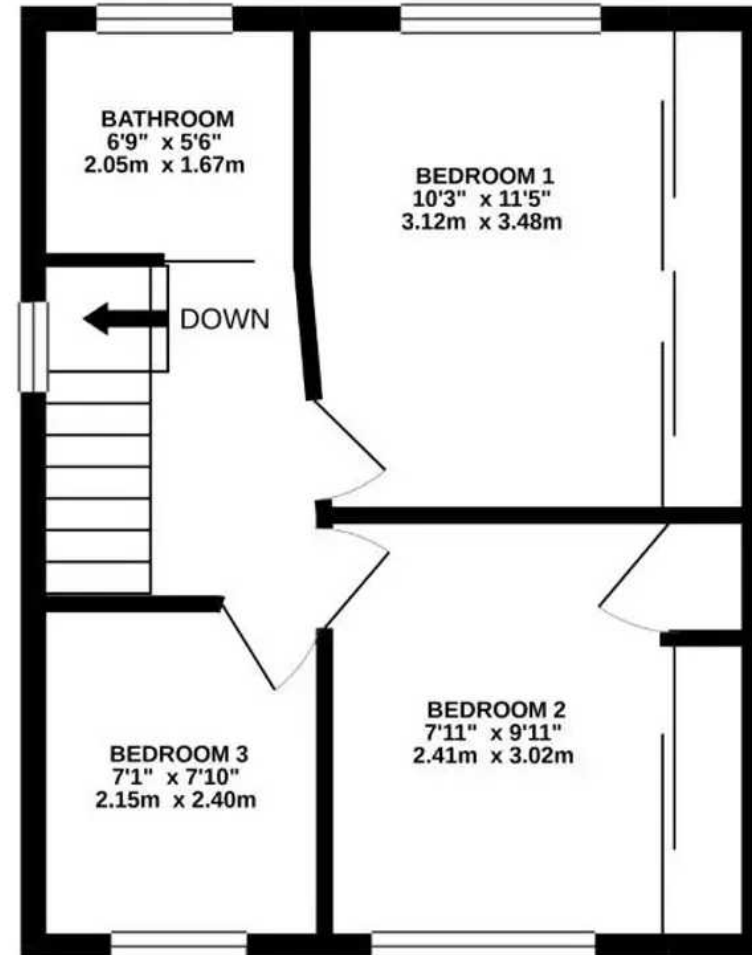
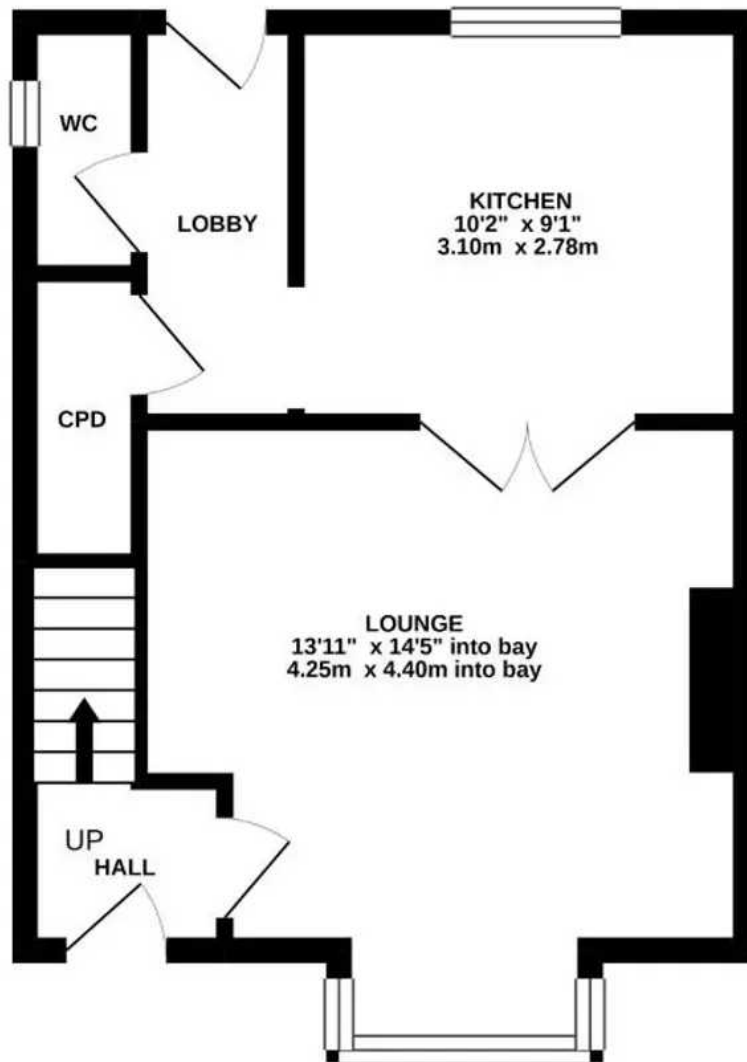
Croft Road, Hoyland, Barnsley, S74 0HB

Barnsley

In Excess of **£140,000**

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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Croft Road

Hoyland, Barnsley

A THREE-BEDROOM SEMI-DETACHED HOUSE WHICH IS LOCATED IN A POPULAR RESIDENTIAL LOCATION AND OFFERS EASY ACCESS FOR THE DAILY COMMUTE. WITHIN CLOSE PROXIMITY OF THE VILLAGE AMENITIES AND THE OPEN COUNTRYSIDE .THE PROPERTY WOULD BE OF SPECIAL INTEREST TO FIRST TIME BUYERS, FAMILIES, AND COUPLES. IT HAS THE BENEFIT OF GAS CENTRAL HEATING AND DOUBLE GLAZING.

The well maintained, tastefully decorates property briefly comprises, Entrance hallway, lounge, Kitchen / diner, downstairs W.C, three bedrooms and family bathroom. Outside is a front lawned garden, off road parking for two vehicles and a rear yard area with a brick storage shed.

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LARGE FRONT GARDEN
- DRIVEWAY
- DINING KITCHEN
- POPULAR AREA





ENTRANCE

Having a front facing entrance door and a central heating radiator.

LOUNGE

13' 11" x 14' 5" (4.25m x 4.40m)

Having a front facing bay window with the main focal point being a living flame electric fire with hearth back and wooden surround, TV ariel point, coving to the ceiling and two central heating radiators. Double doors give access to the kitchen.

DINING KITCHEN

10' 2" x 9' 1" (3.10m x 2.78m)

Having a rear facing double glazed window with a range of wall and base units with wood cupboard fronts and granite effect roll edge worktops with a gas hob with extractor fan over, electric oven, plumbing for a washing machine, space for a larder fridge, inset stainless steel sink with one and half bowl with mixer taps over, tiled splash back, wood laminate flooring and a central heating radiator.

REAR ENTRANCE

With external entrance door, continuation of the wood laminate flooring and a central heating radiator.



FIRST FLOOR LANDING

A staircase rises from the front entrance hallway to the first-floor landing which has a central heating radiator and access to the loft space.

BEDROOM ONE

10' 3" x 11' 5" (3.12m x 3.48m)

Having a rear facing double glazed window, fitted mirrored wardrobes to one wall and a central heating radiator

BEDROOM TWO

7' 11" x 9' 11" (2.41m x 3.02m)

Having a front facing double glazed window, built in storage cupboard, fitted mirrored wardrobe to one wall and a central heating radiator.

BEDROOM THREE

7' 1" x 7' 10" (2.15m x 2.40m)

Having a front facing double glazed window, coving to the ceiling and a central heating radiator.

BATHROOM

6' 9" x 5' 6" (2.05m x 1.67m)

Having a rear facing opaque double-glazed window with a white three-piece suite which comprises a panelled bath with mixer taps with shower head attached, low flush WC, wash hand basin, tiled flooring, tiled walls, and a chrome towel radiator.





Front Garden

To the front of the property is a good-sized lawn garden area, parking area and a rear concreted area with a block-built storage shed with power and a cold-water tap. There are wall mounted lights and CCTV around the property.

On Drive

1 Parking Space

Space for parking



ADDITIONAL INFORMATION

The EPC rating is D-67 and the council tax band is A and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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