

### 10 SHEFFIELD ROAD HOYLAND COMMON BARNESLEY S74 0DQ



**PRICE: OFFERS AROUND £110,000**

**Much larger than its initial appearance would suggest is this four bedroom attractive stone built cottage in a desirable residential area being within short walking distance of local schools, supermarkets and well placed for commuters within close proximity to junction 36 of the M1 motorway.**

**Viewing arrangements can be made by appointment through our Residential Department on 01226 299221**



**PHOTO GALLERY**



**LOUNGE**



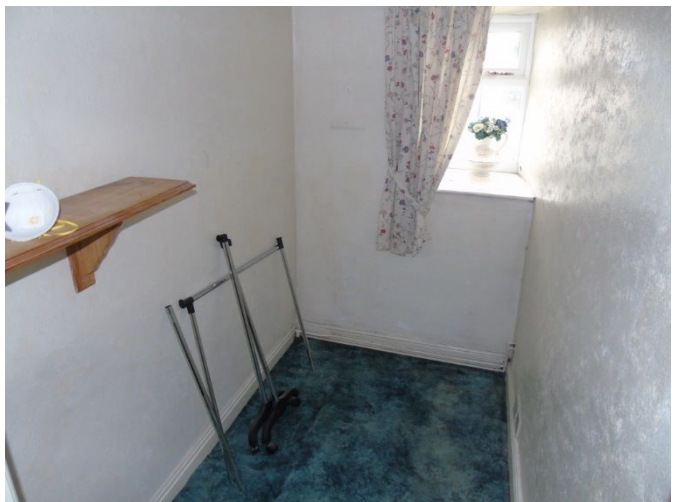
**KITCHEN**



**BEDROOM ONE**



**BEDROOM TWO**



**BEDROOM THREE**





**ATTIC BEDROOM**



**BATHROOM**



**REAR GARDEN**



**REAR GARDEN**



**NAME STONE**

**AWAITING FLOORPLAN**

**10 SHEFFIELD ROAD**  
**HOYLAND COMMON**

The property would benefit from a scheme of refurbishment and modernisation throughout but does benefit from a recently installed combination boiler and new roof (2015/16).

Externally the property enjoys a larger than average rear garden with a stone built garage/workshop and has off road parking for a number of vehicles. No vendor chain.

**The accommodation comprises:**

**GROUND FLOOR**

UPVC double glazed entrance door leading into the

**ENTRANCE PORCH** leading into the

**LOUNGE 28'8" X 13'5"** a dual aspect room with UPVC double glazed windows to the front and side elevations, there are two twin panelled central heating radiators, a feature stone fireplace with inset flame effect electric fire, useful under stairs storage cupboard

**KITCHEN 9'11" X 8'11"** with a range of pine effect wall and base units and rolled edge work surfaces, complimentary rolled edge work surfaces, space for a cooker, stainless steel sink with drainer, recess for a fridge, washing machine, UPVC double glazed window and a twin panelled central heating radiator. A door leads into the

**REAR LOBBY** with a hard wood glazed door leading into the

**REAR PORCH 7'6" X 4'** with power and light supply, UPVC double glazed window with obscure glass and hard wood glazed door leading out into the rear garden

A staircase rises to the

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 13'6" X 12'1"** a front facing room with UPVC double glazed window and a twin panelled central heating radiator

**BEDROOM FOUR 7'3" X 4'3"** with UPVC double glazed window

**BEDROOM THREE 11'5" X 8'7"** a rear facing room with UPVC double glazed window, twin panelled central heating radiator and a storage cupboard housing the Baxi Duo Tech combination boiler

**BATHROOM 6'6" X 6'2"** a coloured suite comprising of a pedestal wash hand basin, low flush WC, panelled bath with Triton electric shower above, there is half tiling to the walls, UPVC double glazed window with obscure glass and a twin panelled central heating radiator

From the landing a staircase rises to the



## **SECOND FLOOR**

**ATTIC BEDROOM** with UPVC double glazed window

## **OUTSIDE**

To the front of the property there is a wrought iron gate opening onto a small buffer garden with York stone paving and established flower beds. To the side elevation there is a further set of wrought iron gates opening onto a driveway providing off-road parking for a number of vehicles. To the rear of the property there is an enclosed garden with decked areas, paved areas, established flower beds, lawned areas, a summer house, timber shed and stone built **GARAGE** which has been converted into a workshop. There is a right of way by car with potential to create further off-road parking if required.

## **GENERAL INFORMATION**

### **CENTRAL HEATING**

The property has a gas fired central heating system served by a Baxi Duo Tech combination boiler located in a cupboard in bedroom three.

### **FIXTURES & FITTINGS**

Only the items specifically mentioned within these particulars are included in the sale.

### **TRAVELLING**

Proceed from junction 36 of the M1 taking the A61 towards Barnsley, at the first roundabout turn right towards Hoyland Common onto Sheffield Road where the property can be found across the road from Hoyland Common Primary school, identified by our sale board.

### **WEBSITE ADDRESS**

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

### **MORTGAGE PROCEDURE**

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

### **MONEY LAUNDERING REGULATIONS**

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

### **FREE VALUATION**

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

**IMPORTANT NOTICE**

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

# ENERGY PERFORMANCE CERTIFICATE

## Energy Performance Certificate



**10, Sheffield Road, Hoyland, BARNSELEY, S74 0DQ**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8606-7021-4150-0756-9906
<b>Date of assessment:</b> 06 September 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 September 2016	<b>Total floor area:</b> 95 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

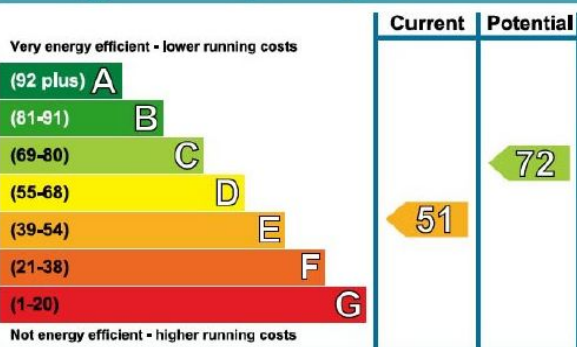
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,212</b>
<b>Over 3 years you could save</b>	<b>£ 1,032</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 183 over 3 years	<div style="border: 2px solid green; padding: 10px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 1,032 over 3 years</p> </div>
Heating	£ 3,516 over 3 years	£ 2,769 over 3 years	
Hot Water	£ 330 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,212</b>	<b>£ 3,180</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 126	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 642	✔
3 Low energy lighting for all fixed outlets	£55	£ 159	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.