13 BROAD STREET
HOYLAND
BARNSLY
S74 9DY

PRICE: OFFERS AROUND £69,950

Viewing is highly recommended for this well presented two bedroom terrace house in the ever popular residential area of Hoyland.

Viewing arrangements can be made by appointment through our Residential Department on 01226 299221
The property is ideally located for all village amenities being within a short walking distance of shops, schools, restaurants and offers excellent commuter links with Elsecar station and the M1 motorway nearby.

The house benefits from the recent installation of a Viessmann combination boiler (fitted April 2016), uPVC double glazing throughout and a single storey extension to the rear.

The accommodation comprises:

**GROUND FLOOR**

UPVC double glazed entrance door with obscure glass leading into the

**LOUNGE 12’8” X 12’2”** having a feature inset fireplace with stone hearth and multi-fuel burning stove, built in shelving to the alcoves, UPVC double glazed window and a twin panelled central heating radiator. A door leads into the

**INNER HALL** with access into the

**DINING AREA 13’ X 7’8”** with two central heating radiators and built in under stairs storage cupboard

**KITCHEN 11’11” X 8’** with a range of wall and base units in white complimented by rolled edge work surfaces and ceramic tiled splashbacks, there is a 1½ bowl composite sink with mixer tap and drainer, integrated Whirlpool four ring electric hob with Whirlpool cooker hood above, integrated Algor electric fan oven, plumbing and space for an automatic washing machine and recess for a fridge/freezer, UPVC double glazed stable style door leads out into the rear garden, a UPVC double glazed window and vinyl flooring

From the inner hall a staircase rises to the

**FIRST FLOOR**

**LANDING**

**BATHROOM 12’11” X 7’10”** with a three piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and rise and fall plug, panelled bath with mixer tap and rise and fall plug, a Triton Enrich electric shower above, there is half ceramic tiling to the walls, two large built in storage cupboards, one housing the Viessmann combination boiler (fitted in April 2016), twin panelled central heating radiator, UPVC double glazed window with obscure glass and original sealed floor boards

**BEDROOM ONE 12’6” X 9’3”** a front facing room with UPVC double glazed window, original sealed floor boards and a central heating radiator
From the first floor landing a staircase rises to the

**ATTIC**

**BEDROOM TWO 15'6” X 13’** having a UPVC double glazed dormer window overlooking the rear garden, a central heating radiator, original sealed floor boards and a doorway leading to the eaves storage which has been boarded out, providing ample storage.

**OUTSIDE**

To the rear of the property there is a beautiful stone paved low maintenance garden with attractive established borders with evergreens, firs and shrubs, trellises, fencing and a sun canopy. There are also two brick built outbuildings providing useful storage.

**GENERAL INFORMATION**

**CENTRAL HEATING**

The property has a gas fired central heating system served by a Viessmann combination boiler fitted in April 2016, located in a cupboard in the bathroom.

**FIXTURES & FITTINGS**

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

**TRAVELLING**

Proceeding from junction 36 of the M1 motorway at Birdwell, proceed South bound on the A6135 Sheffield Road and in a quarter of a mile at Allotts Corner turn left at the traffic lights on to the B6096 Hoyland Road. In a third of a mile turn right on to the B6097 Fearnley Road / West Street. Pass Hoyland Leisure Centre, then take the second turn right on to Broad Street. Number 13 can be found on the right hand side indicated 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

13, Broad Street, Hoyland, BARNSLEY, S74 9DY

Dwelling type: Mid-terrace house
Date of assessment: 29 March 2016
Date of certificate: 29 March 2016
Reference number: 2010-7018-7227-4336-5960
Type of assessment: RoSAP, existing dwelling
Total floor area: 84 m²

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

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Estimated energy costs of dwelling for 3 years: £ 3,226
Over 3 years you could save: £ 1,032

### Estimated energy costs of this home

<table>
<thead>
<tr>
<th></th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£ 165 over 3 years</td>
<td>£ 165 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>£ 2,664 over 3 years</td>
<td>£ 1,786 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Hot Water</td>
<td>£ 396 over 3 years</td>
<td>£ 243 over 3 years</td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>£ 3,225</strong></td>
<td><strong>£ 2,193</strong></td>
<td></td>
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</tbody>
</table>

These figures show 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.

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### Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Very energy efficient - lower running costs</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>(92 plus) A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(91-90) B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(89-90) C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(88-89) D</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(55-88) E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(39-54) F</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(21-38) G</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1-20) Not energy efficient - higher running costs</td>
<td></td>
<td></td>
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</tbody>
</table>

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).

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

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
<th>Available with Green Deal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room-in-roof insulation</td>
<td>£1,500 - £2,700</td>
<td>£ 243</td>
<td>✔</td>
</tr>
<tr>
<td>Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£ 225</td>
<td>✔</td>
</tr>
<tr>
<td>Heating controls (thermostatic radiator valves)</td>
<td>£350 - £450</td>
<td>£ 105</td>
<td>✔</td>
</tr>
</tbody>
</table>

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/saveenergy 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.