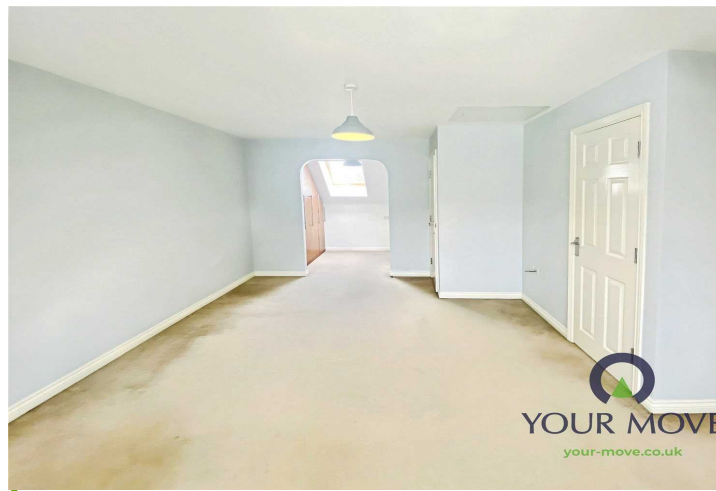
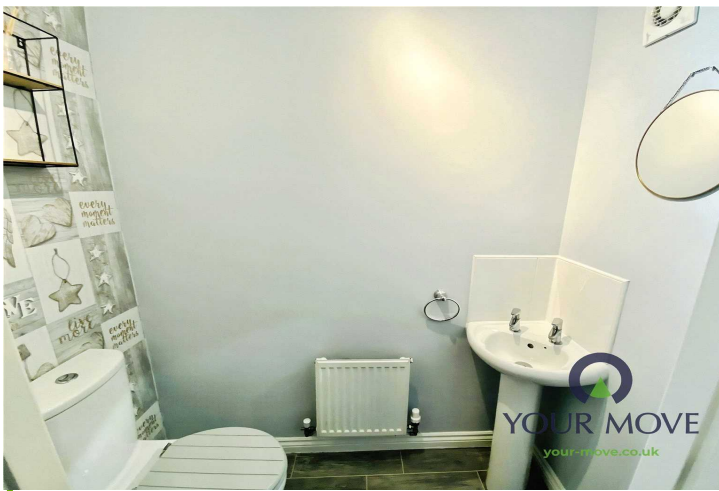




Hoyle Mill Road, Barnsley, S70

Guide Price: £165,000

Tenure: Freehold



your-move.co.uk

Hoyle Mill Road, Barnsley, S70
Guide Price: £165,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: Barnsley Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

SOLD THROUGH THE MODERN METHOD OF AUCTION WITH A REDUCED STARTING BID A well-presented four-bedroom terraced town house in Hoyle Mill, Barnsley featuring separate driveway and garage, offering a bright reception room with garden access, kitchen and downstairs WC, main bedroom with en suite, enclosed family-friendly garden, good local schools and amenities, strong transport links to Barnsley, Leeds and Sheffield, and an EPC rating of C.

Main description

This four-bedroom terraced town house is offered **for sale** in good condition featuring a single garage and driveway, in the Hoyle Mill area of Barnsley, well placed for local amenities, schools and green space.

The ground floor features a separate reception room with large windows and views over the garden, together with direct access outside, creating a practical living and entertaining space. A kitchen with natural light serves as the hub of the home, complemented by a useful downstairs WC.

Upstairs, the property provides three double bedrooms and one single bedroom. The main bedroom benefits from an en suite, while a separate family bathroom serves the remaining rooms. An enclosed garden offers outdoor space suited to families and those who enjoy spending time outside.

Hoyle Mill Road is convenient for Barnsley town centre, with a range of shops, cafés and everyday services. Nearby parks and walking routes provide opportunities for leisure and exercise. The area is served by local primary

and secondary schools, making this property suitable for families.

Public transport links are accessible, with Barnsley railway station around a 5–10 minute drive away, offering services towards Leeds, Sheffield and other regional destinations, with journey times to both major cities typically around 30–35 minutes. Bus routes in the area connect to the town centre and surrounding neighbourhoods.

With an EPC rating of C and council tax band C, this terraced town house will appeal to first-time buyers, families and investors looking for a well-located four-bedroom home in Barnsley.

Auction T's & C's

This property is for sale by the Modern Method of This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

Auction T's & C's continued

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be

received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Entrance Hall

Kitchen
8'1" x 13'2" (2.46m x 4.01m)

Living Room
15'1" x 16'8" (4.6m x 5.08m)

First floor landing

Bedroom Two
8'6" x 15'1" (2.6m x 4.6m)

Bedroom Three
8'5" x 12'4" (2.57m x 3.76m)

Bedroom Four
6'4" x 8'8" (1.93m x 2.64m)

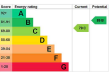
Bathroom
6'4" x 5'7" (1.93m x 1.7m)

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

