



Primrose Way, Hoyland, Barnsley,
S74

Asking Price: £230,000

Tenure: Freehold



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Council Tax Band: B
EPC Rating: D
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

A well-maintained, chain-free two-bedroom semi-detached bungalow in Hoyland, Barnsley, with parking, garage, private garden and recent roof and boiler updates, ideally suited to couples or retirees and conveniently located for local amenities, schools and transport links.

Overview

This neutrally decorated two-bedroom semi-detached bungalow is offered for sale in Hoyland, Barnsley, and is particularly suited to couples and retirees. Internally, the property features a reception room with fireplace, a kitchen with dining space, traditional units and space for appliances, and a cream bathroom suite with corner bath. There are two double bedrooms, including a bay-fronted main bedroom. Externally, the bungalow benefits from parking, a garage (with roof renewed in 2021), a private enclosed garden and access to all sides of the property, offering practical outdoor space. A new main roof was installed in 2025, the boiler is approximately one year old, and there is an up-to-date EICR, providing reassurance regarding recent maintenance and safety. The home falls within Council Tax Band B and has an EPC rating of D. Being offered chain free, it may appeal to those looking for a straightforward purchase.

Location

Located in Hoyland, the property is well placed for local amenities, including shops, cafés and services in Hoyland town centre. Nearby schools serve the local community, making the area established and well supported. Public transport links are accessible, with Elsecar and Wombwell railway stations within easy

reach by car, offering services towards Sheffield, Leeds and other regional destinations, typically within 25–45 minutes depending on route and connections. Road links to the M1 provide further access to Barnsley, Sheffield and the wider South Yorkshire area. Local parks and green spaces around Hoyland offer opportunities for walking and recreation.

Hallway

A door to the front leads into the welcoming hallway. Benefitting from a useful storage cupboard

Lounge

12'10" x 10'6" (3.9m x 3.2m)
Having a double glazed bay window to the front, radiator and carpeted flooring. The focal point of the room is the feature fireplace with inset gas fire and decorative surround.

Kitchen/Diner

10'6" x 12'6" (3.2m x 3.8m)
Fitted with a traditional range of wall and base units with roll edge work surfaces. There is an integrated gas hob with gas oven below and extractor over, sink with drainer and mixer tap over, space for washing machine and fridge/freezer. The wall mounted boiler is located in the kitchen, there is dining space and benefiting from windows to the rear and side.

Bedroom One

12'6" x 10'2" (3.8m x 3.1m)
Having a double glazed bay window to the front, carpeted flooring and radiator.

Bedroom Two

10'6" x 10'2" (3.2m x 3.1m)
Having a window to the rear, carpeted flooring and radiator.

Bathroom

6'3" x 7'7" (1.9m x 2.3m)
A three piece suite comprising of a low level

w/c, pedestal sink and corner panelled bath with electric shower over shower over (less than one year old). The walls are tiled and there is a window to the rear.

Outside

The plot that the bungalow sits on is private and has access from the front to the rear. Benefitting from the sun all day long this is the perfect space for sitting outside and enjoying the weather and listening to bird song. The rear garden has a patio area, lawned garden and an array of shrubs designed to give colour throughout the year. To the rear there is a driveway and a single garage which benefits from power and lighting.

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.

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