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HERE TO GET *you* THERE



Kay Street

Hoyland, Barnsley, S74 0NT

Asking Price £110,000

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- 2 DOUBLE BED TERRACE
- GENEROUS ROOM DIMENSION THROUGHOUT
- GREAT FIRST STEP ON THE LADDER OR PORTFOLIO ADDITION
- FULLY ENCLOSED GARDEN
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- IN NEED OF SOME MODERNISATION
- PLENTY OF STORAGE WITH CELLAR AND OUTBUILDINGS
- WALKING DISTANCE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

Kay Street

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NO UPWARD CHAIN! Nestled on Kay Street in the charming area of Hoyland, Barnsley, this delightful terraced house presents an excellent opportunity for first-time buyers or those looking to expand their rental portfolio. With no upward chain, this property is ready for you to make it your own.

The house features a spacious living room that seamlessly flows into a well-appointed kitchen diner, creating an inviting space for both relaxation and entertaining. There are two generously sized double bedrooms, providing ample room for comfort and privacy. Additionally, the property offers plenty of storage options, including a cellar and useful outbuildings, ensuring that all your belongings can be neatly tucked away.

While the home is in need of some modernisation, it boasts a neutral decor that serves as a perfect canvas for your personal touch. The low-maintenance garden is sun-drenched, ideal for enjoying the outdoors without the hassle of extensive upkeep.

Conveniently located within walking distance to a variety of amenities, this property is also just minutes away from the M1 motorway, making it an ideal spot for commuters. The area is well-served by public bus routes, with roads providing direct access to both Barnsley and Sheffield.

In summary, this two-bedroom terraced house on Kay Street is a fantastic opportunity to create a wonderful home in a popular location, offering both potential and convenience. Don’t miss your chance to view this property and envision the possibilities it holds.

LIVING ROOM

13'0" x 12'3" (3.97 x 3.75)

Through a composite glazed door leads into a spacious living room, hosting a charming tiled feature fireplace giving a great focal point to the room, also comprising aerial point telephone point, wall mounted radiator and uPVC window. Opening out into the kitchen/diner, creating a great social space or family hub.

KITCHEN

12'3" x 11'5" (3.75 x 3.48)

A retro kitchen with wood panelling and decorative tiling, hosting an array of light wood wall and base units, cream work surfaces, inset stainless steel sink and drainer, gas free standing cooker, under counter space and plumbing for washing machine, further under counter space for a fridge and a freezer, wall mounted radiator, internal wood framed sash window and opening out into the rear hallway with further doors leading to the cellar.

BATHROOM

7'4" x 5'3" (2.24 x 1.62)

A generously sized bathroom, tiled in monochrome colours, hosting a bath, white pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

REAR PORCH

8'5" x 4'6" (2.57 x 1.39)

A great cloakroom space for coats and shoes, hosting a solid wood stable style rear door, uPVC windows and lighting.

CELLAR

13'9" x 12'0" (at widest points) (4.2 x 3.67 (at widest points))

Offering that extra storage space we all crave, divided into two rooms complete with lighting.

BEDROOM 1

12'3" x 13'0" (3.75 x 3.97)

A large double bedroom, boasting a built in storage cupboard, telephone point, wall mounted radiator and front facing uPVC window.

BEDROOM 2

12'3" x 10'11" (3.75 x 3.33)

A further large double, hosting a wall mounted Combi boiler, wall mounted radiator and rear facing uPVC window.

OUTBUILDINGS

Providing further storage, these two brick built outbuildings have wooden doors and the larger of the two hosts a window.

EXTERIOR

To the rear of the property is a fully enclosed, sun drenched garden, boasting a low maintenance artificial lawn and plenty of seating space to sit out or entertain in the summer months.

Floorplan



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TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

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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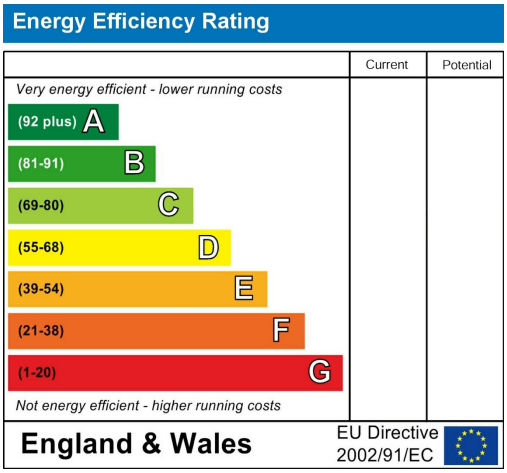


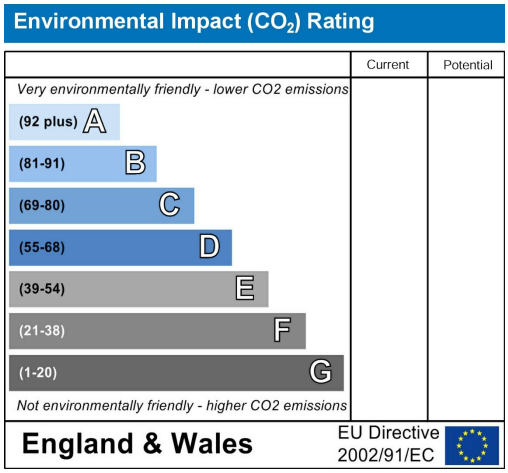







Energy Efficiency Graph

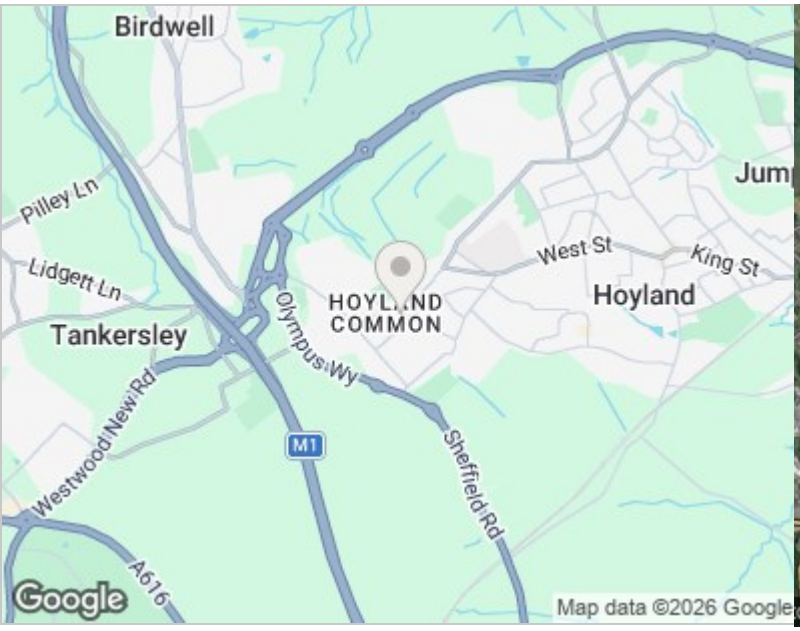




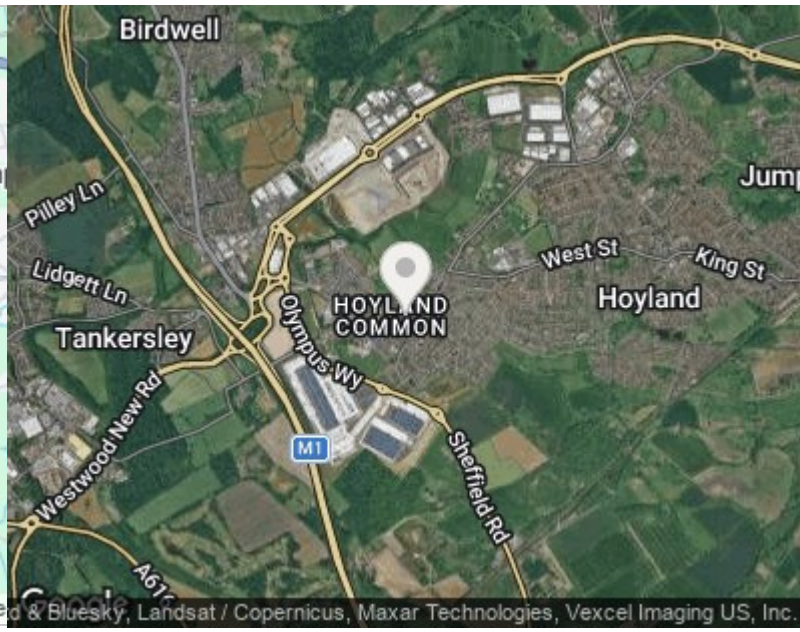
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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