

Saxton Mee



South View Road Hoyland Barnsley S74 9EB
Price £525,000

St Luke's
Sheffield's Hospice

South View Road

Barnsley S74 9EB

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**** LAST THREE PLOTS REMAINING ** NEW BUILD WITH INCENTIVES **** The Willows is an exclusive development built by a local builder in the village of Hoyland, Plot 3 is a larger than average, five bedroom/two bathroom detached property built under new building regulations which results in the use of far more insulation. The property will benefit from a double-width driveway, landscaped gardens and an electric charging point. This eco friendly house has an Air Source Heat Pump, underfloor heating, full Porcelanosa bathrooms and a bespoke locally made kitchen. The well proportioned accommodation briefly comprises entrance door which opens into the entrance hall with access into the study and downstairs WC. A door opens into the lounge with two front windows filling the room with natural light. Superb kitchen/diner having a range of wall, base and drawer units with complementary work surfaces. Samsung appliances includes two ovens, a microwave and warming drawer, full length fridge, full length freezer and dishwasher. Bi-fold doors open onto the rear. Access into the utility room with matching units and plumbing for a washing machine and space for a tumble dryer. A door opens into the garage with a rear entrance door opening onto the landscaped garden. From the entrance hall, a staircase rises to the first floor landing with access into the five bedrooms. The master bedroom benefits from a spacious en suite shower room comprising walk-in double shower, WC and wash basin. A family four piece suite bathroom in addition comprising bath, walk-in shower, WC and wash basin. **INCENTIVES :** Please note that if the property is bought off plan the purchaser can choose kitchens, bathrooms, carpets and flooring. Solicitors fees included.

- EARLY INTEREST ADVISED - SPRING COMPLETION
- FIVE BEDROOMS/TWO BATHROOMS
- NEW BUILD WITH INCENTIVES
- DRIVEWAY, GARAGE & LANDSCAPED GARDENS
- DOWNSTAIRS WC, UTILITY & STUDY
- SOLICITORS FEES INCLUDED





OUTSIDE

Double-width driveway. Landscaped gardens. Electric charging point.

LOCATION

Situated in this popular residential area of Hoyland. There are good local schools, Hoyland Medical Centre and a Leisure Centre. Local hotels, amenities and a supermarket. Fantastic walks, running and cycling routes. Wentworth Woodhouse, Elsecar Hertigate Centre and Elsecar Park close-by. Excellent motorway links.

NOTES

The property is Freehold. Council Tax to be confirmed. Please note that the photographs are for illustration purposes only.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 214.5 sq. metres (2309.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A2 plus)	A	
(B1-B1)	B		
(B2-B3)	C		
(D5-D6)	D		
(E9-E10)	E		
(F11-F12)	F		
(G13-G14)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(A2 plus)	A	
(B1-B1)	B		
(B2-B3)	C		
(D5-D6)	D		
(E9-E10)	E		
(F11-F12)	F		
(G13-G14)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC