

Saxton Mee



Watson Street Hoyland Barnsley S74 0NX
Offers Around £130,000

St Luke's
Sheffield's Hospice

Watson Street

Barnsley S74 0NX

Offers Around £130,000

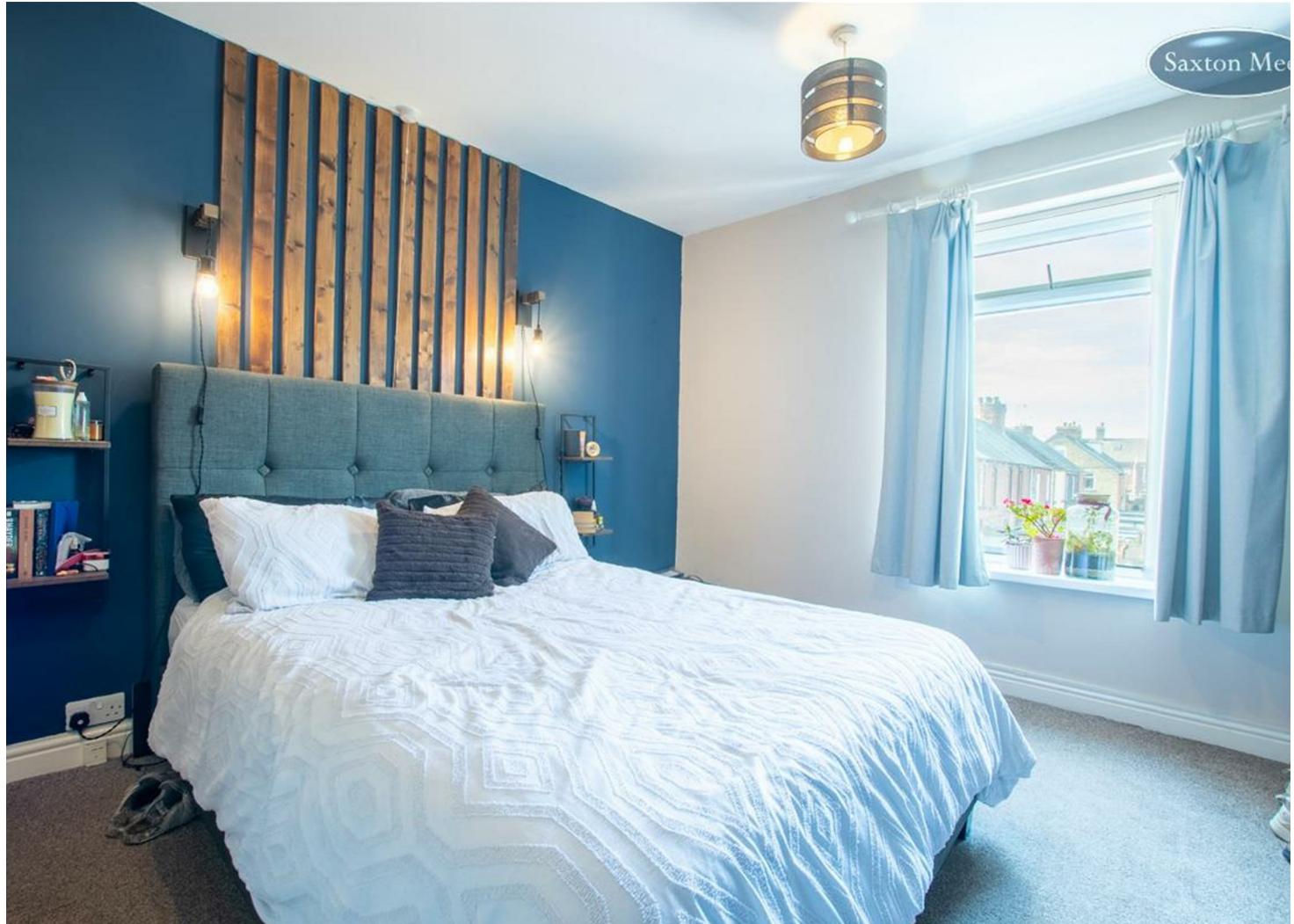
**** FREEHOLD **** Boasting a prime location, is this two double bedroom stone fronted terrace property which benefits from uPVC double glazing and gas central heating and is ideally situated, providing easy access to local amenities and schools.

Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises entrance door which opens into the lounge which has a front window allowing natural light and a built-in alcove cupboard, while the feature fireplace with electric stove is the focal point of the room. A door then opens into the kitchen which has a range of contemporary handleless units, tiled splashback and a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob along with housing and plumbing for a washing machine and space for a fridge freezer. There is vinyl flooring and a door to the rear garden.

From the kitchen, a staircase rises to the first floor landing with access into the master bedroom and the bathroom. The master double bedroom is to the front aspect and has feature timber wall panelling. The well appointed bathroom has a white suite including bath with overhead shower, WC and wash basin as well as a useful fitted cupboard.

Stairs rise to the second floor and double bedroom two which has eaves storage, a dormer window to the rear aspect and a cupboard which houses boiler (boiler installed 2018 and annually serviced).

- STONE FRONTED, TWO DOUBLE BEDROOM TERRACE
- FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE & KITCHEN/DINER
- WELL APPOINTED THREE PIECE SUITE BATHROOM
- LOW MAINTENANCE REAR GARDEN
- FANTASTIC LOCATION
- EASY ACCESS TO AMENITIES
- LOCAL SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the rear is a low maintenance garden with an impressive stone wall, planted beds and a paved patio,

LOCATION

The property is ideally situated, providing easy access to local amenities and schools. The property is within close proximity to Hoyland Common Primary School, West Meadows Primary School, and Kirk Balk Academy. Convenience is key, with supermarkets like Co-op and Aldi Sheffield Road, Birdwell nearby. For commuters, the property is located close to the Hoyland Common bus stop and several railway stations including Elsecar and Chapeltown. For leisure and recreation, the property is close to the King George V Playing Field and Hoyland War Memorial, providing ample open spaces for outdoor activities.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

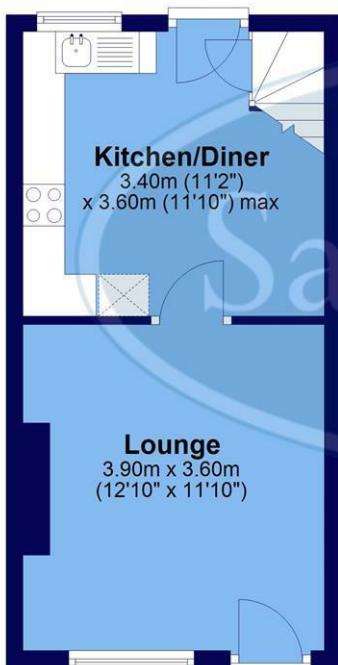
Chris Spooner

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.



Ground Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



Second Floor

Approx. 11.9 sq. metres (128.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D9)	D
(E5-E9)	E
(F1-F9)	F
(G1-G9)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	82

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D9)	D
(E5-E9)	E
(F1-F9)	F
(G1-G9)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	59