



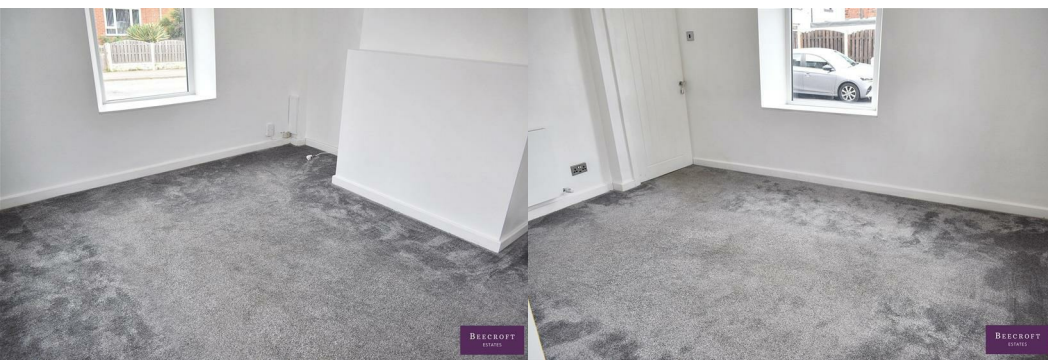
## 7 Short Street

Hoyland, Barnsley, S74 0BY

£120,000



A well-presented, stone-fronted terrace offering two double bedrooms, situated in a popular area of Hoyland. Conveniently located close to major transport links, making it ideal for commuters. This property would make an excellent first-time buy or investment opportunity, with a potential rental income of approximately £695 per calendar month. Features include a spacious four-piece bathroom suite, a useful cellar, gas central heating, and double glazing throughout.





GROUND FLOOR

ENTRANCE

Front facing door and stairs which rise to the first floor landing.

LOUNGE

A spacious and bright room featuring two double glazed windows, a radiator, and a TV aerial point.

BREAKFAST KITCHEN

Comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. There is plumbing for a washing machine, integrated oven with hob and extractor and space for additional appliances. A front-facing double glazed window and radiator provide comfort and natural light. A door gives access to the basement.

FIRST FLOOR

LANDING

Spacious landing area.

BEDROOM ONE

A good sized bedroom with two double glazed windows, radiator and handy storage.

BEDROOM TWO

A further double bedroom with front facing double glazed window and radiator.

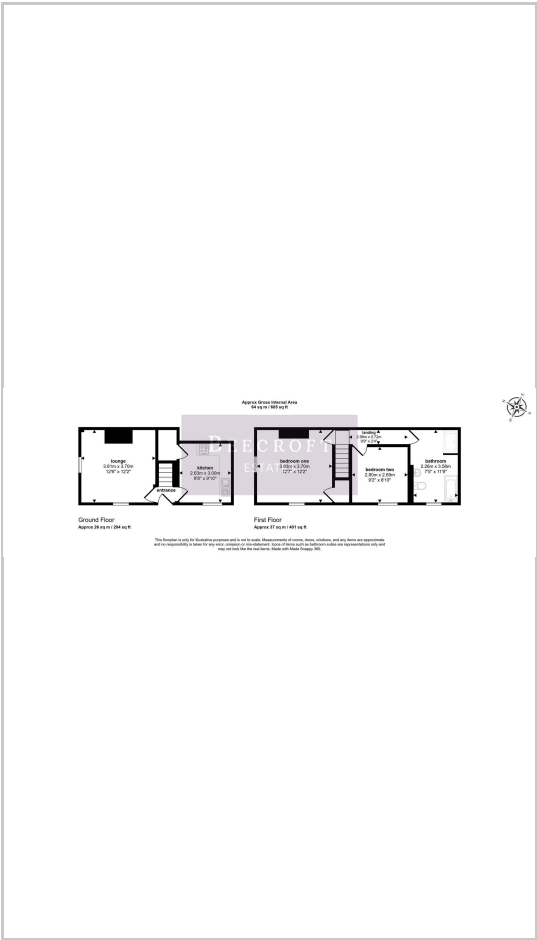
BATHROOM

Fitted with a four-piece suite comprising a shower cubicle, bath, WC, and wash hand basin. There is a double glazed window with obscure glazing for privacy, along with a radiator.

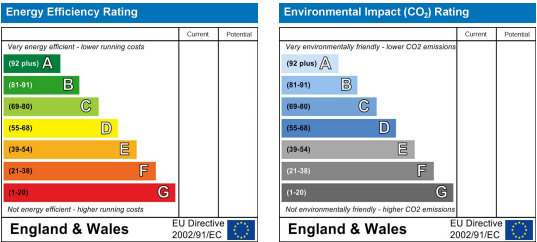
Area Map



Floor Plans



Energy Efficiency Graph



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