



## 29 South View Road

Hoyland, Barnsley, S74 9EB

Offers Over £550,000



BEAUTIFULLY PRESENTED PROPERTY RETAINING MANY ORIGINAL FEATURES WITH AN ELEGANT CONTEMPORARY STYLE !

This fabulous well proportioned four bedroom detached family home has too many benefits to list all of them but here are just a few...Tarmacadam driveway providing off road parking for numerous vehicles which in turn leads to a detached garage, the impressive summer house is ideal for entertaining in the sun, the garden wraps all around the property, there is a spectacular entrance hall with U shaped staircase.

THIS PROPERTY IS A MUST VIEW !



## GROUND FLOOR

### Porch/Front Entrance

With original tiled floor and double doors.

### Grand Entrance Hallway

This grand entrance hallway which has beautiful American larch wood flooring, original skirtings, cornice, telephone point and original oak return staircase with the central carpet having brass grippers. Ample storage cupboards.

### Utility/WC/Plant Room

A separate rear entrance, the utility room consists of the original tiled flooring, houses the boiler, plumbing for a washing machine, space for a fridge freezer and ample storage.

### Separate WC.

### Lounge

This superb principal reception room which has 3 uPVC double glazed windows allowing for generous levels of natural light, a radiator, American larch flooring, original cornice to the ceiling, original skirting boards whilst the focal point of the room is a hand carved Yorkshire limestone fire feature with inset living flame gas fire. the room also has a television point.

### Sitting Room

Having a uPVC double glazed window, radiator, original cornice, American larch wooden flooring and the focal point of the room is the fireplace with stone hearth and log burner.

### Kitchen/Family Dining

An outstanding room which has been extended to create a further living area benefiting from a number of uPVC double glazed windows and french style doors which give an abundance of natural light. There is a solid oak floor whilst the magnificent kitchen area provides an expanse of granite work top surfaces with further breakfast/sitting area in turn incorporating a Belfast sink with mixer taps over. There are base and wall mounted units in a contemporary finish complemented by part tiling to the walls. Integrated appliances comprise of fridge, dishwasher, wine cooler and microwave. There is also LED kick board lighting, a further uPVC double glazed window to the kitchen area and door which gives access to the side entrance porch. Separate large pantry with original butchers slab, original tiled flooring and 3 upvc double glazed windows giving an abundance of natural light.

## FIRST FLOOR

### Landing

An excellent feature to this delightful home with exposed American larch wooden flooring, the landing benefits from an abundance of natural light via 3 uPVC double glazed windows and there is a cornice to the ceiling and attractive skirting boards. The landing also gives access to the roof space via a drop-down ladder, has a Velux window and ample space for storage with part boarding.

### Bedroom One

A front facing master bedroom which has 3 uPVC double glazed windows, exposed American larch wooden flooring, original cornice, skirting, radiator and attractive fireplace.

### Bedroom Two

A front facing bedroom which has 2 uPVC double glazed window, solid oak flooring, radiator, cornice, original skirting, open original fireplace and a sink unit with attractive splash back tiling.

### Bedroom Three

Having 3 uPVC double glazed windows, radiator, cornice to the ceiling and attractive skirtings.

### Bedroom Four

Being side facing and having a uPVC double glazed window, cornice and attractive skirting boards.

### Bathroom

Providing a 2 piece suite which comprises of a contemporary styled roll top bath with shower over and a floating wash hand basin. There is Travertine tiling to the walls, a uPVC double glazed window and modern radiator.

### WC

Having a low flush WC. There is also a uPVC double glazed window with obscure glass, radiator and Travertine tiling.

## OUTSIDE

The property occupies a centralised position within its plot with beautiful gardens to its front being laid to lawn and having various flower, shrubbery and tree features. To the side there is a further lawned area, whilst there is also a large detached garage and ample off street parking. Access to the property is via substantial gates which in turn open to a Tarmacadam area which provides off street parking for a number of vehicles. The property is surrounded by a high wall which gives good levels of privacy and adds to its grand appearance.

### Rear Porch

With original tiled flooring and 2 upvc double glazed windows.

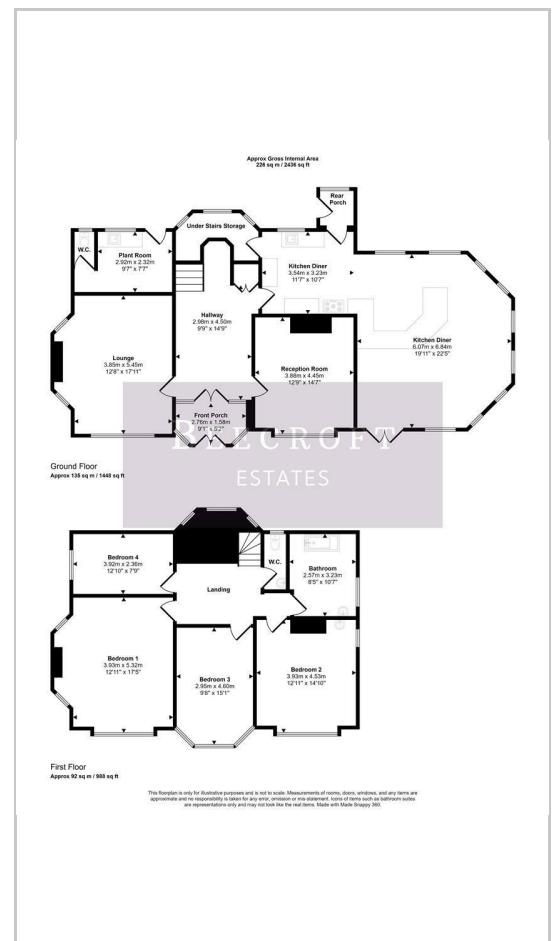
### Summer House 30x15 (9.14mx4.57m)

With radiators and fully insulated this room is useable all year round and ideal for a home office.

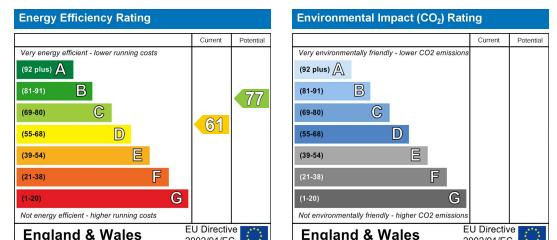
## Area Map



## Floor Plans



## Energy Efficiency Graph



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