



16 Oak Close

Hoyland, Barnsley, S74 0EN

Offers Over £175,000

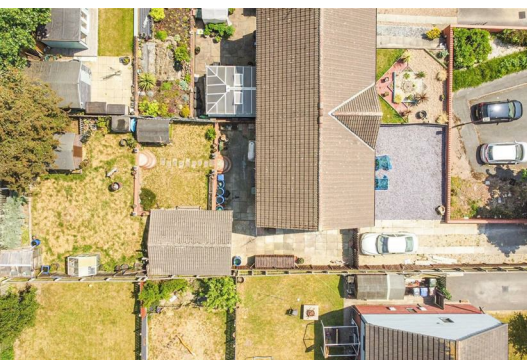


*** NOT TO BE MISSED ***GUIDE PRICE £180,000-£190,000****

This three-bedroom property, located in the popular residential area of Hoyland, presents an excellent opportunity for upsizing families. With its desirable features, including ample parking space for multiple vehicles, a large plot size, and a detached garage, this property has much to offer.

Briefly comprising of: Entrance Hall, Lounge, Kitchen, Dining Room, three bedrooms and family bathroom.

Come and take a look, call us today !!



GROUND FLOOR

Entrance hall

Entering through the UPVC double glazed door into a briht welcoming entrance hall which provides access to the first floor, Lounge and Kitchen.

Lounge

Located to the front elevation and having dual UPVC double glazd windows which allows lots of natural light to flow through the room. A wooden fire surround with marble hearth and back plate creates a great focal point to the room.

Kitchen

With a range of beech wooden wall and base units with integrated ceramic white sink and chrome mixer tap and space for a free standing washing machine and cooker. The room is finished with ceramic tiles from floor to ceiling and has a storage space beneath the staircase which is usefull for coats and shoes.

Dining Area

With UPVC double glazed windows, neutral decor and carpet to the floor covering. This room is a fatastic area for entertaining in doors and would fit a family sized dining table and chairs.The room also has the potential to be opened up to create an open plan kitchen /Diner.

FIRST FLOOR

Master Bedroom

A spacious master bedroom with a UPVC double glazed window and central heating radiator which offers a comfortable and inviting space.

Second Bedroom

This double bedroom is spacious and provides ample room for a comfortable sleeping area as well as additional furniture like wardrobes, dressers, and seating.

Third Bedroom

This property features a larger than average third bedroom, offering additional space and comfort compared to standard-sized bedrooms. In addition, the bedroom has the benefit of a storage cupboard located above the staircase.

Family Bathroom

A four piece white suite comprising of, a corner bath with wooden panneling to the bath panel, Low flush WC, wash basin and a shower enclosure with glass blocks as a feature to create the opening of the shower. The room is tiled floor to ceiling with the choice of light and navy blue wall tiles and marble-effect beige floor tiles which creates a visually appealing bathroom design. The contrasting colors and materials contribute to an inviting atmosphere.

Outside

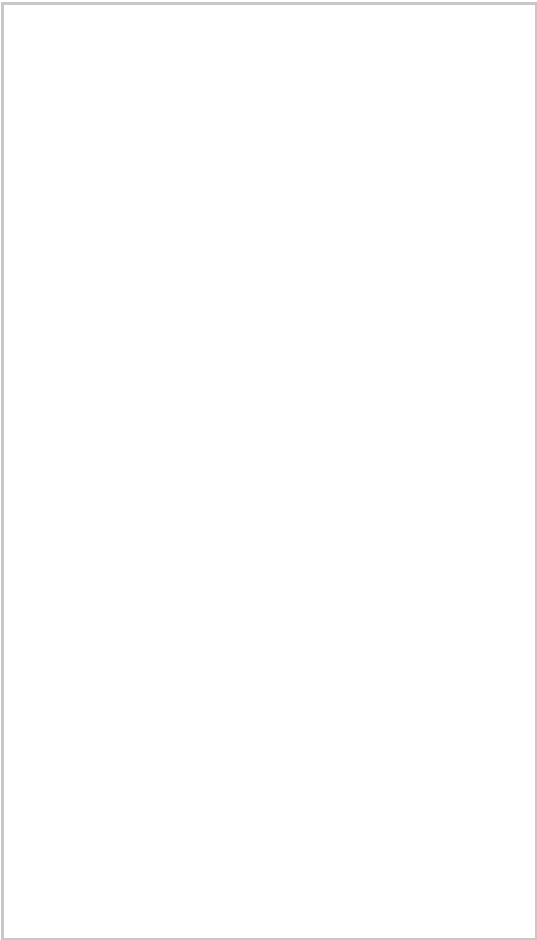
To the front of the property the garden features a low-maintenance design with purple slate, which not only adds visual appeal but also reduces the need for frequent upkeep.The driveway runs alongside the front elevation, providing convenient off-street parking for vehicles. This allows for easy access to the property and enhances its practicality. The rear garden is spacious and offers ample room for outdoor activities and relaxation.

A detached garage is situated in the rear area, providing secure parking and additional storage space. The garden is divided into sections by a brick wall, creating a sense of structure and organization. This division can serve various purposes, such as separating different areas for gardening, entertaining, or play.

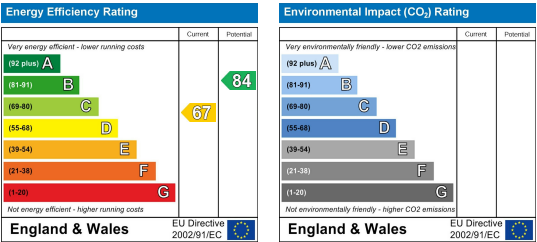
Area Map



Floor Plans



Energy Efficiency Graph



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