BEECROFT
ESTATES

34 Beaumont Street

Hoyland, Barnsley, S74 0NU

£145,000

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Ready and waiting to be snapped up, this exceptional property offers a truly unique build style and enormous potential. Deceptively spacious and located within a highly sought-after village, it is sure to appeal to a wide range of buyers.

The property has already benefited from a scheme of refurbishment, while still offering an incoming purchaser the opportunity to put their own stamp on it and tailor it to their individual taste.

Set on a quiet side street with minimal passing traffic, the home enjoys a peaceful position yet remains conveniently placed for a wealth of local amenities. Transport links are excellent, with Junction 36 of the M1 less than a minute away, and the property also benefits from easy access to beautiful, unspoilt open countryside — truly offering the best of both worlds.
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

GROUND FLOOR

LOUNGE
Well-proportioned lounge area featuring high ceilings, a character feature fireplace with surround, front-facing double-glazed window, exposed floorboards and a radiator.

DINING ROOM
A further good-sized dining room, again featuring exposed floorboards, a character feature fireplace, rear-facing double-glazed window and a radiator.

KITCHEN
A range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap, integrated oven with hob and extractor unit, tiled flooring and a rear-facing double-glazed window.

UTILITY/WC
Utility area with plumbing for a washing machine and a convenient ground floor WC.

FIRST FLOOR

LANDING
Landing with exposed floorboards and loft access via a drop-down ladder providing 12 m² of additional storage.

BEDROOM ONE
A generously proportioned bedroom featuring a walk-in wardrobe, rear-facing double-glazed window, radiator and exposed floorboards.

BEDROOM TWO
A double-sized second bedroom with a front-facing double-glazed window, good-sized walk-in storage cupboard, exposed floorboards and a radiator.

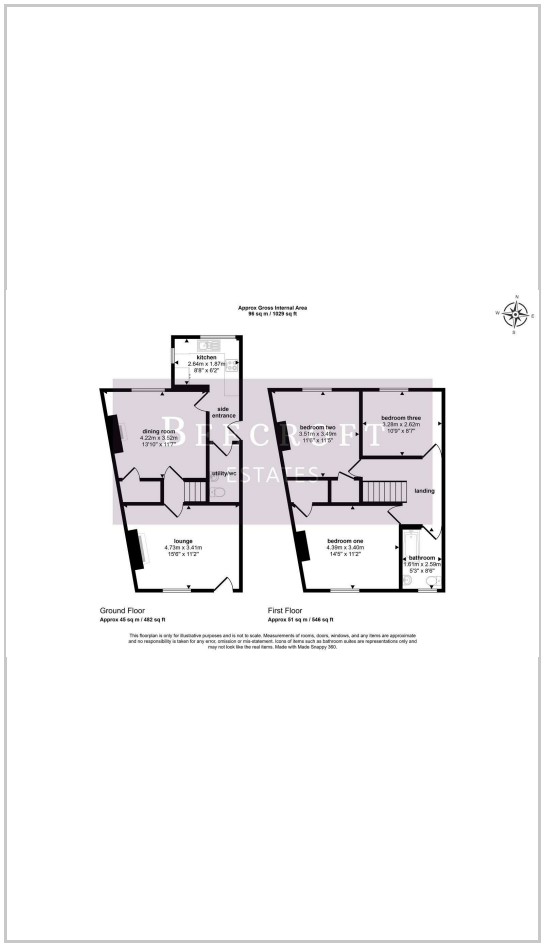
BEDROOM THREE
A further double bedroom featuring exposed floorboards, double-glazed window and a radiator.

BATHROOM
A three-piece suite comprising bath, WC and wash hand basin, with an obscured-glazed window and a radiator.

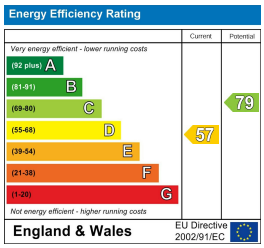
OUTSIDE
To the rear is a good-sized garden featuring shrubs and borders, a lawned area, and a dedicated seating space.

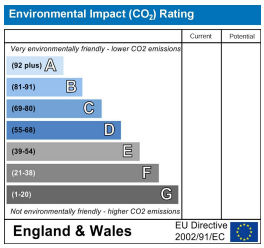
Area Map

Floor Plans



Energy Efficiency Graph





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