



PRICE GUIDE

£209,950

Clough Road

Hoyland, Barnsley, S74 9DZ

PROPERTY SUMMARY

Located on the popular Clough Road in Hoyland, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, young families, or those looking to move into a well-established residential area.

The accommodation includes a welcoming lounge, three good-sized bedrooms, and a family bathroom, providing comfortable and practical living throughout. The layout is well suited to modern family life, with plenty of flexibility for home working, children's rooms or guest accommodation. Outside, the property benefits from off-road parking for up to three vehicles and an enclosed garden space, ideal for outdoor entertaining, gardening or family enjoyment. Conveniently positioned close to local schools, shops, parks and transport links, this attractive home combines convenience with a friendly neighbourhood setting. A fantastic opportunity to purchase a well-maintained home in a sought-after Hoyland location.

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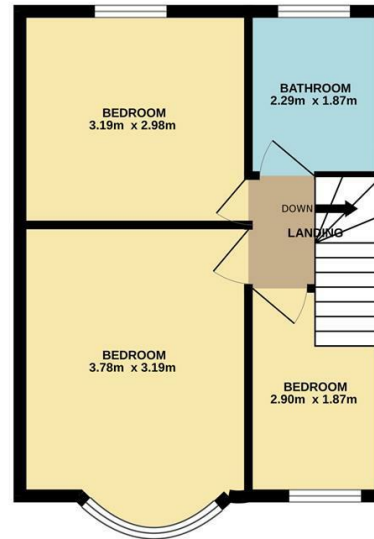




GROUND FLOOR
48.8 sq.m. approx.



1ST FLOOR
35.0 sq.m. approx.



TOTAL FLOOR AREA: 83.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:

D

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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