



Hoyland Road  
Hoyland  
Barnsley  
South Yorkshire  
S74

Offers in Excess of £695,000

bettermove

# Hoyland Road Barnsley

Bettermove are proud to present this 5 bedroom detached house in Hoyland.

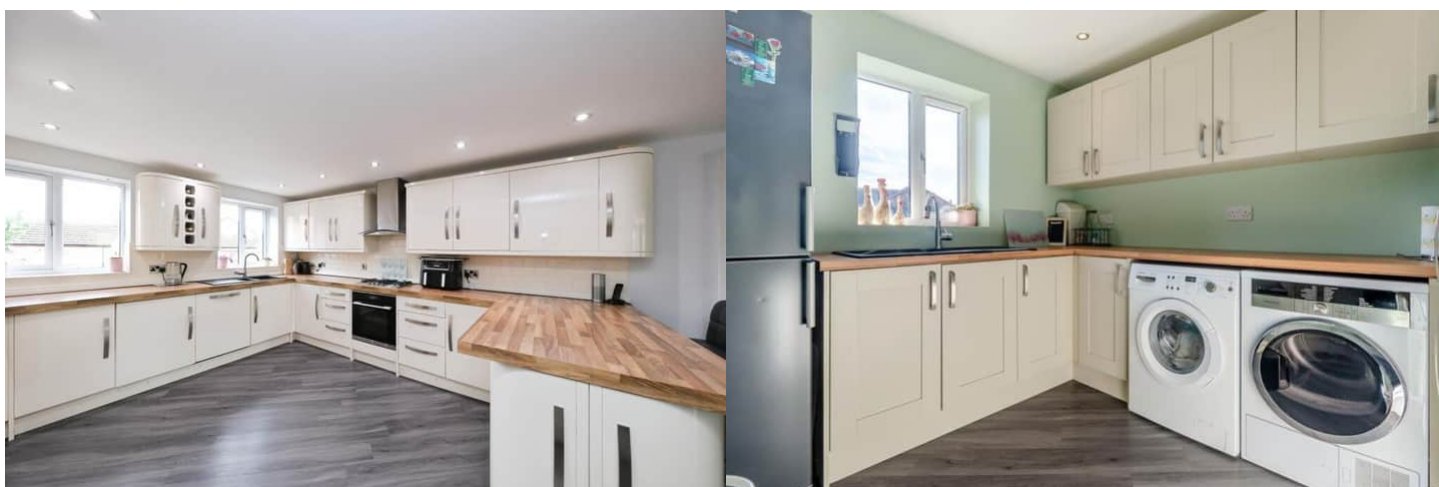
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

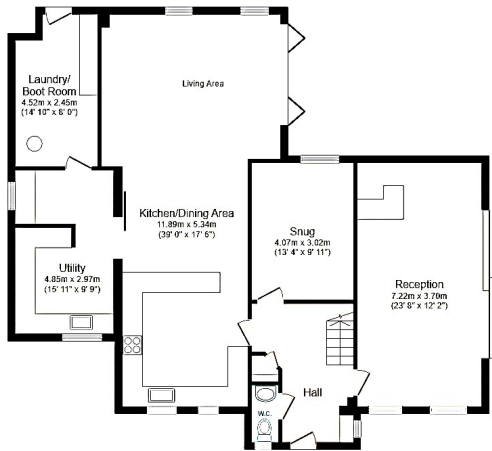
The council tax band is E.

The interior of this exceptional detached family home comprises a stunning open-plan kitchen, dining and living space, separate lounge, snug, utility room, laundry room, WC, and dedicated office on the ground floor. The first floor consists of five substantial bedrooms, with the principal bedroom benefiting from a dressing area and en-suite facilities, alongside a further bathroom and shower room. The exterior boasts a well-appointed private garden with scenic views and open countryside on the doorstep, perfect for enjoying the summer months.

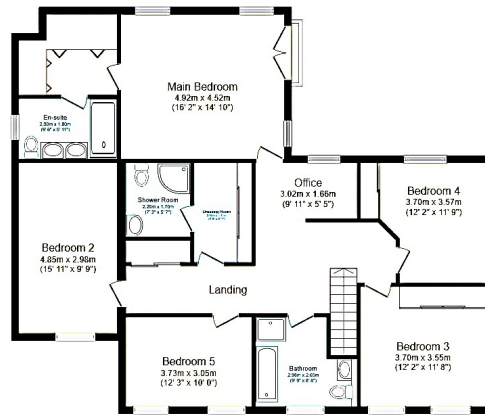
Located in the popular town of Hoyland, Barnsley, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Elsecar train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

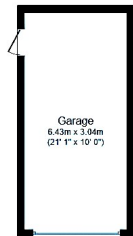




**Ground Floor**



**First Floor**



**Garage**

Total floor area 280.6 m<sup>2</sup> (3,020 sq.ft.) approx

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 81                      | 85        |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 79                      | 80        |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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