



## 6 Lidgett Grange

Hoyland, Barnsley, S74 0FD

**Guide price £380,000**



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GUIDE PRICE £380,000-£400,000

WOW! VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE AND HIGH STANDARD OF THIS BEAUTIFUL HOME!

This four bedroom town house situated on a quiet cul de sac in between Sheffield and Barnsley is perfect for a busy family. Including, lounge, office/playroom, kitchen, open plan dining living space, downstairs WC, four bedrooms - one with en suite, family bathroom, garage with parking space, sizable garden and a stunning outbuilding with fire pit and bar.

There is potential to be 5 bedrooms if the office/playroom was used as a room also.

Lidgett Grange is an exclusive estate surrounded by woodland ideal for dog walking. Close by are the motorway links for commuters using the M1. Wentworth Village is a short drive away where you will find the garden centre, pubs, farms and restaurants. Hoyland Centre also has supermarkets, shops and amenities such as the doctors surgery. Within walking distance is the farm shop providing local produce to buy.

Maintenance charge between residents is £60 per month as this covers the grounds, the septic tank and drainage.

COUNCIL TAX BAND E

### Entrance Hallway

External door into the spacious hallway. Built in storage cupboard. Doors leading to the bedroom, lounge, office, wc and kitchen.

### Bedroom Four

Front facing windows. Fitted wardrobes with built in fold out single bed.

### Office

Currently used as an office but has potential to be a play room or another bedroom. Front facing window.

### WC

WC and vanity storage sink.

### Lounge

Rear facing windows over looking the garden.

### Kitchen

Modern wall and base units with integral washing machine, hob with extractor fan, sink, dishwasher, wine fridge, three ovens, microwave and space for an american fridge freezer. Three windows looking into the dining area. Door leading into the dining/living space.

### Dining / Family Room

Dining area with room for a full table and 6 chairs. Open place space with room for another living area or play room. Side facing windows with a door leading to the patio and bi fold doors leading to the lawn.

### First Floor Landing

Doors leading to the bedrooms and bathroom. Front facing window on the stairs. Built in walk in storage cupboard along with another built in cupboard.

### Bedroom One

Rear facing windows. Space for a king size bed and built in wardrobes. Door into the en suite.

### En Suite

WC, Vanity storage sink and shower cubicle with tiled walls. Heated towel rail.

### Bedroom Two

Rear facing sky light window. Space for a double bed and fitted wardrobes.

### Bedroom Three

Space for a bed and wardrobes. Front facing windows.

### Family Bathroom

WC, vanity storage sink, bath and separate shower cubicle. Front facing windows.

### Garage

The garage is situated across from the house with a parking space. Up and over door. Power and lighting.

### Outbuilding

Situated at the end of the garden is this beautiful summer house with built in fire pit and bar area. Perfect for entertaining and extra storage.

### Exterior

To the front of the property there is a lawn and path to the front door. There is a communal parking area along with an allocated space in front of the garage. The rear garden has an artificial lawn and patio area. The out building is situated at the end of the garden which backs onto woodland.



## Road Map



## Hybrid Map



## Terrain Map



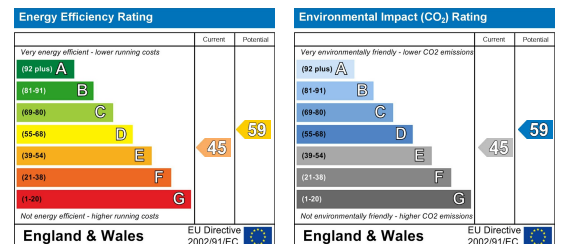
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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