



## Fearnley Road, Hoyland Common, S74

Asking Price £150,000

- NO CHAIN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- FREEHOLD
- SPACIOUS THROUGHOUT
- COUNCIL TAX BAND A
- THREE BEDROOM MID TERRACE PROPERTY
- ENCLOSED REAR GARDEN



# Fearnley Road, Hoyland Common, S74

**\*\* NO CHAIN – FREEHOLD \*\*** This spacious three-bedroom family home is ideally positioned close to local amenities and motorway links, falling under Council Tax Band A and offering generous accommodation throughout. The ground floor features a welcoming entrance hallway with downstairs WC, a well-fitted kitchen with dining space and built-in pantry, and a large lounge with feature fireplace and double doors opening onto the rear garden. From the inner hallway, stairs rise to a split-level landing giving access to a separate WC, two double bedrooms with fitted wardrobes, a versatile single bedroom, and a family bathroom with shower over bath. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles and a particularly generous rear garden.



Council Tax Band: A



### **ENTRANCE HALLWAY**

A modern grey composite entrance door, complemented by a glazed decorative side panel, opens into a bright and welcoming hallway. Finished with wood-effect flooring and a ceiling light point, this space is enhanced by solid internal doors leading to the ground floor WC and kitchen beyond.

### **DOWNSTAIRS WC**

Conveniently positioned off the hallway, the downstairs WC is fitted with a wash basin and WC, complemented by tiled splash areas. A front-facing obscure uPVC double glazed window provides natural light, while the wood-effect flooring and ceiling light point complete the finish.

### **KITCHEN DINING ROOM**

A generously sized fitted kitchen with space to dine, appointed with a good range of wooden wall, base and drawer units topped with black marble-effect work surfaces. A front-facing uPVC double glazed window brings in natural light, while tiled splashbacks, vinyl flooring and a front-facing sink with mixer tap add practicality. There is ample room and plumbing for a washing machine and an upright fridge freezer, together with space to accommodate a dining table and chairs. The room is completed with a freestanding oven, central heating radiator and ceiling light point. A solid door opens to a useful built-in pantry, with another leading directly through to the spacious lounge.

### **LOUNGE**

A spacious and inviting living area, finished with wood-effect flooring and ceiling light point. A striking feature fireplace provides a central focal point, while a vertical central heating radiator adds a contemporary touch. Double uPVC patio doors open directly onto the rear garden, creating an excellent indoor–outdoor connection. A solid internal door leads through to the inner hallway.

### **INNER HALLWAY**

From the lounge, a solid door opens to an inner hallway, where a rear-facing uPVC double glazed window provides natural light. This practical space also gives access to the staircase that rises to the first floor.

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

A generous double bedroom with rear-facing uPVC double glazed window. Finished with carpet flooring, ceiling light point and central heating radiator, the room also benefits from spacious fitted wardrobes providing excellent storage;

### **BEDROOM TWO**

A well-proportioned double bedroom with front-facing uPVC double glazed window. The room is finished with carpeted flooring, ceiling light point and central heating radiator, and further enhanced by a fitted wardrobe;

### **BEDROOM THREE**

A single bedroom with rear-facing uPVC double glazed window. Finished with carpeted flooring, ceiling light point and central heating radiator, this room is ideal as a child's bedroom, study or dressing room;

### **FAMILY BATHROOM**

The bathroom is fitted with a panelled bath with overhead shower and glass side screen, together with a pedestal wash basin. Half-tiled walls, vinyl flooring and a ceiling light point complete the finish, while a front-facing obscure uPVC double glazed window, extractor fan and central heating radiator add practicality. Built-in shelving provides useful storage;

### **SEPARATE WC**

The separate WC is fitted with a low-flush suite, complemented by vinyl flooring and a ceiling light point. A front-facing obscure uPVC double glazed window provides natural light and privacy;

### **FIRST FLOOR LANDING AND STAIRS**

From the inner hallway, a staircase with painted wooden handrails rises to a split-level landing. Finished with carpet flooring and ceiling light points, the space also features a central heating radiator. The layout leads first to the separate WC, followed by two further steps up to the main landing, where solid doors open to three bedrooms and the family bathroom.



### **DRIVEWAY**

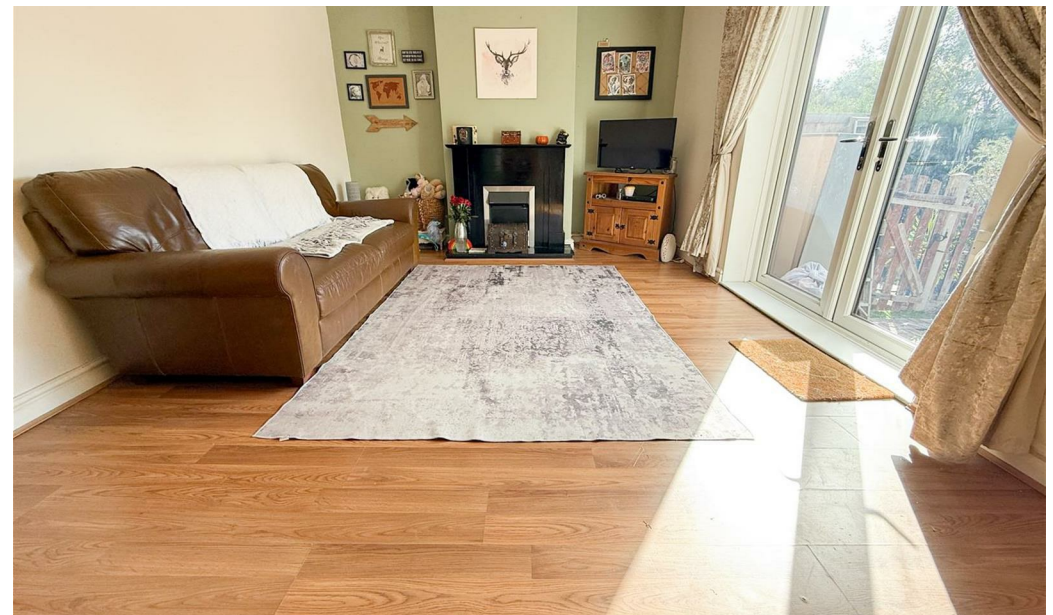
To the front, a driveway provides off-road parking for multiple vehicles, setting the property back from the street and enhancing its kerb appeal.

### **REAR GARDEN**

The property enjoys a spacious rear garden, accessed directly from the lounge via uPVC double glazed doors. A deck-style patio provides an ideal spot for outdoor seating, with a flagged pathway leading to a playhouse and shed. A generous lawn is framed by shrubs and fencing, creating a secure and versatile outdoor space. There is also rear access available via the neighbouring property.

### **DISCLAIMER**

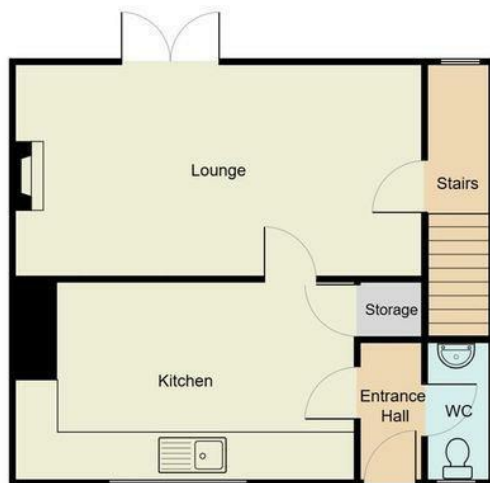
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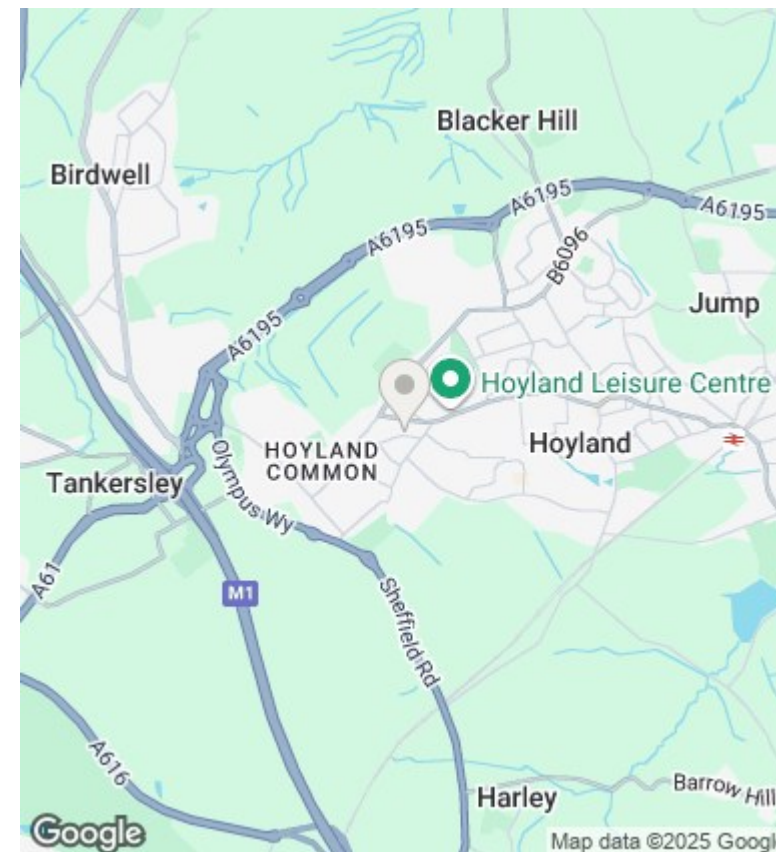




Ground Floor



First Floor



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(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		
EU Directive 2002/91/EC		
England & Wales		