



13 Fitzwilliam Street, Hoyland, Barnsley, S74 0NJ

**Asking Price £140,000**

This three-bedroom terraced property is offered **\*\*for sale\*\*** in Hoyland, Barnsley. Built circa 1910, it benefits from gas heating and provides practical accommodation with one reception room, one kitchen and two bathrooms, making it suitable for a range of households.

The property is well placed for local amenities in Hoyland and Hoyland Common, including everyday shops, supermarkets and cafés. Nearby schools and parks serve the local community, providing education and recreation within easy reach.

Public transport links are a particular advantage, with Elsecar and Wombwell railway stations accessible by a short drive or bus journey, offering services to Barnsley, Sheffield and Leeds. Journey times are typically around 15–25 minutes to Barnsley and Sheffield, making this a convenient base for commuters. Road links via the M1 provide further connectivity across South Yorkshire and beyond.

## Entrance

## Lounge

Having a double glazed window and a radiator.

## Bedroom One

A double glazed window and a radiator.

## En Suite Shower Room

Having a hand wash basin, shower cubicle and low flush w.c.

## Landing

## Bedroom Two

A double glazed window and a radiator.

## Bathroom

Three piece bathroom suite in white which includes a low flush w.c, hand wash basin and bath with shower over.

## Bedroom Three

Having a double glazed window and a radiator.

## Kitchen

Having a range of wall and base units with a sink unit, washing machine and fridge freezer point, electric hob and oven with fan over.

## Cellar

Currently used as a gym.

## Outside

There is a space to the side of the property for parking and access to the rear garden, via a gate.

To the rear of the property is a small yard area.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type on street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

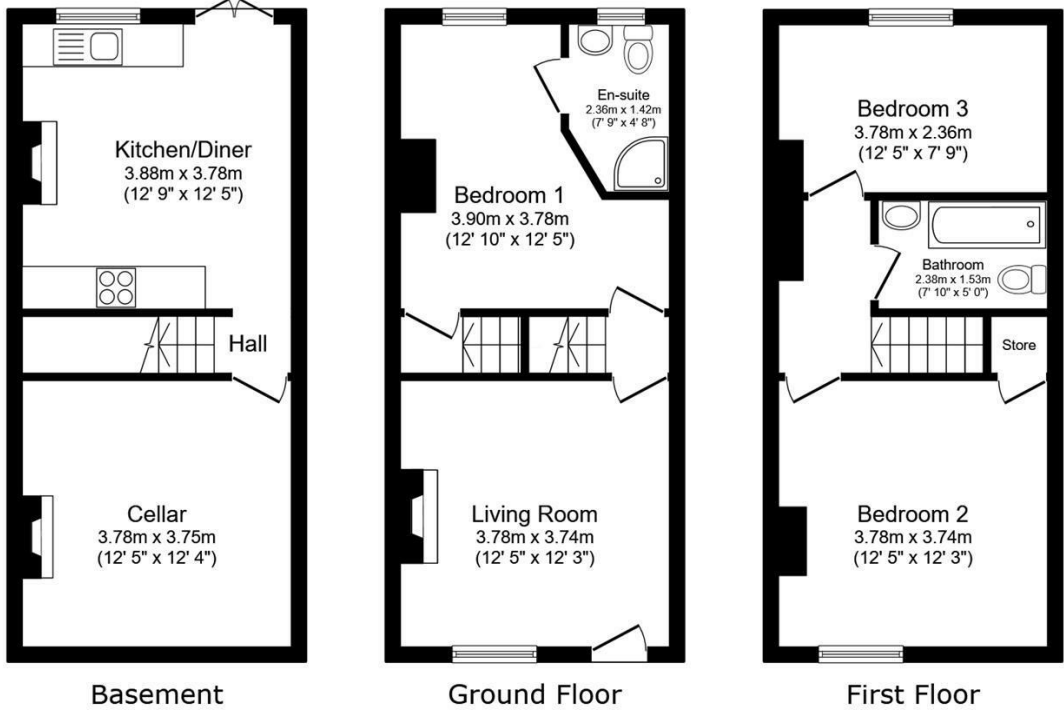
All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area  
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>

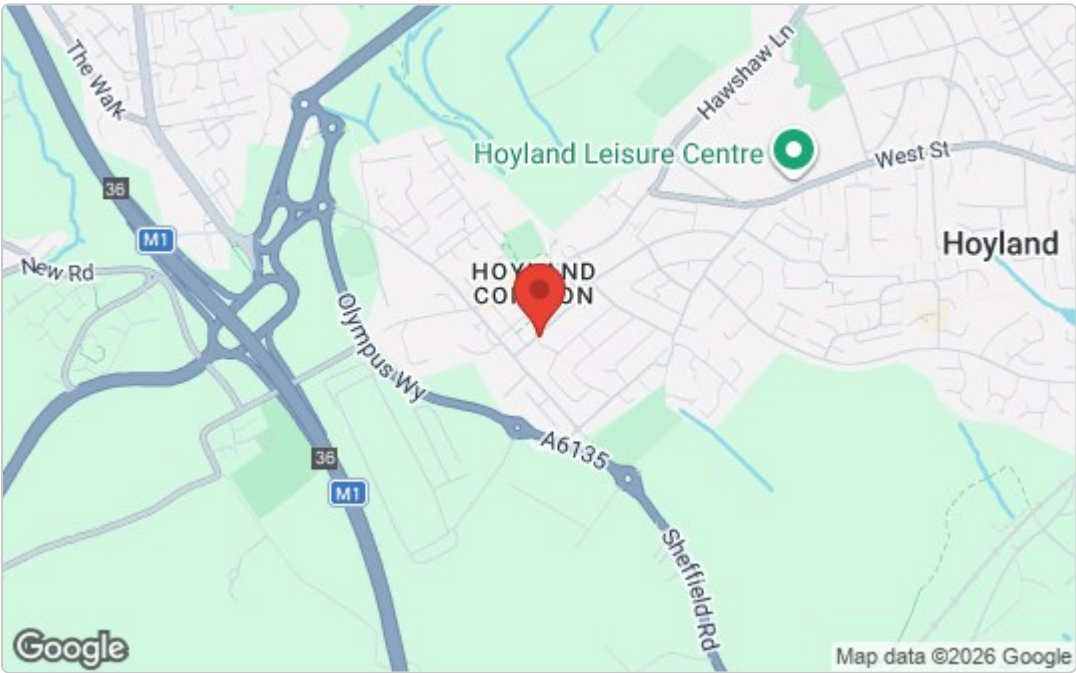
# Floor Plan



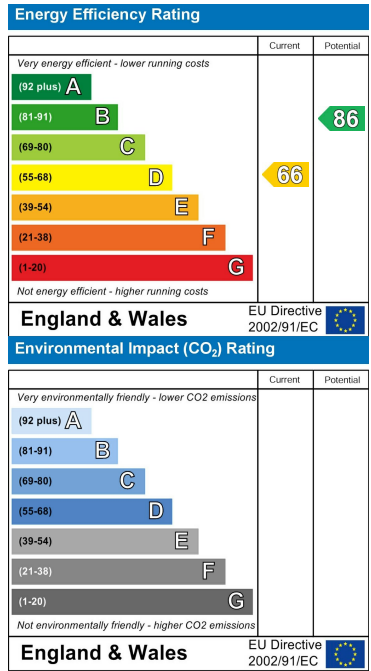
Total floor area: 99.1 sq.m. (1,066 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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