



## 12a Haigh Lane, Hoylandswaine, Barnsley, S36 7JJ

Offers In The Region Of £395,000

A beautifully presented three-bedroom new build situated in the heart of Hoylandswaine offering stylish open-plan living, high-quality finishes and underfloor heating, and exceptional natural light throughout. This contemporary home provides generous living space, master ensuite, modern house bathroom, utility room and cloak room, with gardens, off-road parking, and stunning open views — all offered with no upper chain.

A beautifully presented three-bedroom new build situated in the heart of Hoylandswaine offering stylish open-plan living, high-quality finishes and underfloor heating, and exceptional natural light throughout. This contemporary home provides generous living space, master ensuite, modern house bathroom, utility room and cloak room, with gardens, off-road parking, and stunning open views — all offered with no upper chain.

#### Ground Floor

The property opens into a spacious open-plan kitchen, dining, and lounge area — an impressive social hub ideal for modern family living and entertaining.

The kitchen is fitted with an extensive range of wall and base units, complemented by integrated Bosch appliances including double oven, hob, dishwasher, fridge and freezer. A sleek sink unit and ample worktop space complete this modern design. The dining area comfortably accommodates a large table, perfect for family meals or hosting guests.

The lounge area offers a welcoming space for relaxation, with dual front-facing windows and French doors opening onto the rear garden, flooding the room with natural light.

A utility/boot room off the kitchen provides plumbing for a washing machine and access to the rear garden. From here, a door leads to a modern downstairs WC, finished to a high standard.

#### First Floor

The first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, a storage cupboard, and the newly installed boiler.

The principal bedroom, located to the front, features neutral décor, grey carpets, and chrome fittings, along with a luxurious en suite comprising a corner shower, dual shower heads, vanity sink unit, low-level WC, tiled walls, and a heated towel rail.

The second bedroom is a spacious double with contemporary décor and large double-glazed windows offering far-reaching views.

A third bedroom to the front provides an ideal large single room, nursery, or home office, also styled in modern neutral tones and enjoying pleasant village views.

The family bathroom is fitted with a deep panelled bath with shower over and glass screen, a vanity wash basin, WC, and heated towel rail — all finished with stylish wall tiling.

#### Exterior

Externally, the property benefits from off-road parking to the rear, a lawned side garden, and a patio area, perfect for outdoor entertaining. The front garden provides an additional seating area, ideal for relaxing and watching the world go by.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	