

TO LET



Booth Street, Hoyland
£650 pcm


MARTIN&CO

Booth Street, Hoyland

Mid Terraced House,
2 bedroom, 1 bathroom

£650 pcm

Date available: Available Now

Deposit: £750

Unfurnished

Council Tax band: A

- Attic bedroom
- Spacious bathroom
- Rear enclosed garden
- End terrace position
- Close to M1 motorway
- Council tax band A
- Local shops nearby

4 Booth Street is a two-bedroom end terrace with a nice layout and a useful attic bedroom. Ideal for those looking to settle into a well-connected part of Barnsley, the property offers a practical setup inside and a yard at the rear-perfect for enjoying a bit of outdoor space without the upkeep of a larger plot.

The front lounge is a good size, with a double glazed window letting in natural light and a radiator keeping the space warm in the colder months. There's also a TV point, making it easy to get everything set up for everyday living.



Moving through to the kitchen, there's a range of fitted wall and base units for storage, complemented by work surfaces and tiled splashbacks. There's plumbing in place for a washing machine. A built-in oven is also included, and the room is heated via a wall-mounted radiator.

Upstairs, the main bedroom sits at the front of the house and features a double glazed window, radiator, and both telephone and TV points. The Attic bedroom two has a radiator, TV point, and side-facing window-ideal as a single bedroom, nursery or even a home office.

The bathroom is a real bonus in terms of space and features, offering a four-piece suite that includes a bath, separate shower cubicle, wash basin, and low flush WC. Part tiling, an extractor fan, and a rear-facing window make this a well-ventilated and user-friendly room.

Externally, the enclosed garden to the rear is a good size for a property of this type. It's a tidy, manageable space that still provides enough room for a few chairs, a barbecue or some potted plants.

Hoyland itself is a convenient and popular part of Barnsley. For everyday needs, there are local shops, takeaways, and supermarkets including a Tesco Extra and Aldi both within a short drive. Hoyland town centre has banks, cafes, and plenty of independent retailers. For commuters, the location in ideal access to the M1 at Junction 26 is just a few



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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