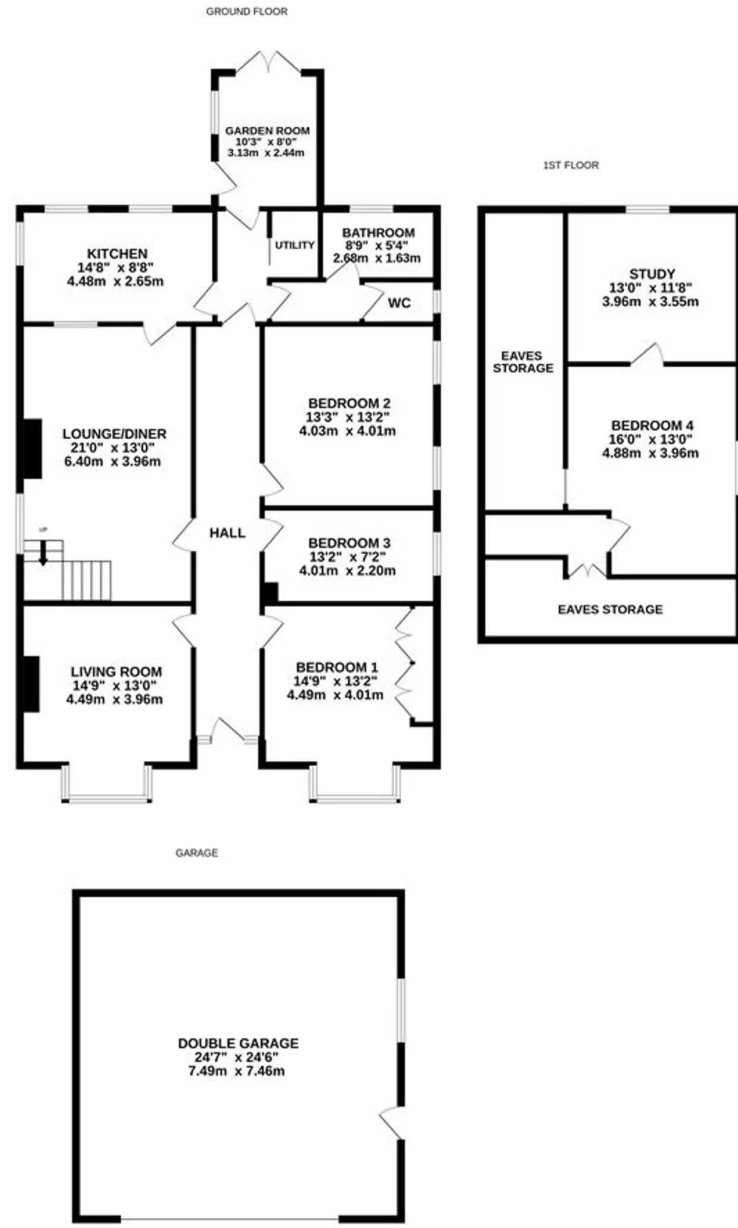




Paramount View, Church Hill Royston, Barnsley, S71 4AQ

OFFERS AROUND £370,000

Barnsley



CHURCH HILL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Church Hill

Royston, Barnsley

A UNIQUE AND SUBSTANTIAL FOUR / FIVE BEDROOMED DETACHED DORMA BUNGALOW OFFERING A GENEROUS PLOT WITH OFF STREET PARKING FOR NUMEROUS VEHICLES AND IMPRESSIVE EIGHT BY EIGHT METRE DOUBLE GARAGE. LOCATED IN THIS POPULAR VILLAGE THE HOME OFFERS EXTENDED ACCOMMODATION WITH VERSATILE AND INTERCHANGEABLE SPACES IN THE FORM OF THE FOLLOWING CONFIGURATION. To ground floor; entrance hallway, living room, breakfast kitchen, utility, w.c, bathroom, garden room, lounge / possible bedroom five and three further bedrooms. to the first floor there is an additional bedroom and study. outside there are two sets of iron gates onto expansive driveway providing off street parking for numerous vehicles. The driveway continues through to the rear of the home where we find the aforementioned impressive double garage and mature lawned garden. Homes of this type are in short supply due to high demand and an early viewing is recommended to fully appreciate the quality and size of the versatile accommodation on offer.

- A UNIQUE AND SUBSTANTIAL DETACHED DORMA BUNGALOW
- FOUR / FIVE BEDROOMS
- DOUBLE DETACHED GARAGE
- LARGE REAR GARDEN
- OFF STREET PARKING FOR NUMEROUS VEHICLES
- GENEROUS PLOT
- POPULAR VILLAGE





ENTRANCE HALL

Entrance gained via uPVC and obscure glazed door with matching glazed side panels into entrance hallway with three ceiling lights, coving to the ceiling, two central heating radiators and wood effect laminate flooring. Here we gain entrance into the following rooms;

LIVING ROOM

A generous principal reception space with the main focal point being a multi fuel stove sat within brick surround. There is a ceiling light, coving to the ceiling, wood effect laminate flooring, central heating radiator and uPVC double glazed window to side. A staircase rises to first floor, secondary light is gained via curved single timber glazed window from the breakfast kitchen. A door leads through to the breakfast kitchen.

BREAKFAST KITCHEN

The kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops, tiled splashbacks, a continuation of the wood effect laminate flooring and breakfast bar seating area. There is an integrated dishwasher, integrated double oven with five burner gas hob with chimney style extractor fan over, integrated under Bosch fridge and integrated under Bosch freezer, one and half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights, coving to the ceiling, continuation of the wood effect laminate flooring and natural light via two uPVC double glazed windows to rear and uPVC double glazed window to side.



UTILITY

From the inner hallway a sliding door opens through to the utility. Having plumbing for a washing machine, space for further appliances, ceiling light, exposed wooden flooring and uPVC double glazed window to garden room.

W.C

BATHROOM

With a two-piece sanitary wear in a antique style in the form of pedestal basin with chrome taps, free standing roll top bath with chrome mixer taps over with telephone style shower attachment and power shower over bath. There are inset ceiling spotlights, full tiling to walls and floor, antique towel rail / radiator and obscure uPVC double glazed window.

GARDEN ROOM

A single-story extension providing flexible space with solid wood flooring, there is a ceiling light, central heating radiator and natural light gained via uPVC double glazed and giving access given out via double glazed door and separate twin French doors in uPVC giving access to rear patio.

LOUNGE

A front facing reception space with main focal point being a gas fire set within ornate surround. There is ceiling light, coving to the ceiling, exposed wooden flooring, uPVC double glazed bay window to front and central heating radiator.





BEDROOM ONE

A front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed bay window to front and part cladding to walls.

BEDROOM TWO

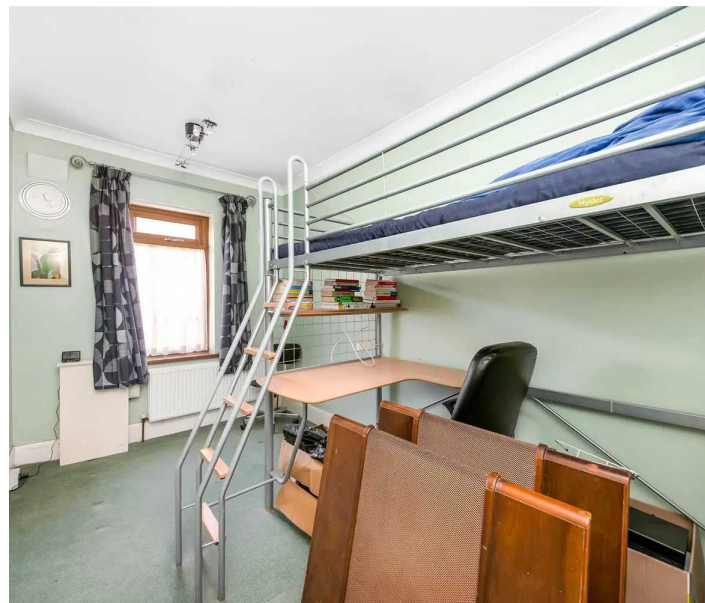
An excellently proportioned double bedroom with ceiling light, coving to the ceiling, pedestal basin with chrome taps over, two central heating radiators and two uPVC double glazed windows to side.

BEDROOM THREE

With ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed windows to side.

FIRST FLOOR LANDING

From the living room a staircase rises to the first-floor landing with ceiling light and twin doors opening to under eaves loft storage. From here a door then opens to bedroom four.



FIRST FLOOR LANDING

From the living room a staircase rises to the first-floor landing with ceiling light and twin doors opening to under eaves loft storage. From here a door then opens to bedroom four.

BEDROOM FOUR

A versatile additional space ideal as a further bedroom or indeed potential additional living space. There are two ceiling lights, central heating radiator and uPVC double glazed window to side. As part of the Dorma enjoying far reaching views to front. From here a door opens through to the study.

STUDY

Ideal as a home office this room has, ceiling light, exposed timber beams, central heating radiator, basin within vanity unit with chrome taps over and uPVC double glazed window to rear.



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OUTSIDE

To the front of the property are two separate sets of rod iron gates each displaying the properties address these open onto a block paved driveway providing off street parking for numerous vehicles or space for caravan or similar. The driveway continues to the left-hand side of the property reaching a set of iron and timber gates which open onto the rear garden. To the rear, the driveway continues and provides further off-street parking for numerous vehicles leading to the impressive detached larger than average double garage. Accessed via remote control operated door this fabulous brick building sits under a pitched slate roof, the garage measures eight by eight meters and provides parking for two to three vehicles. The garage is fully alarmed and has under eaves storage, personal uPVC double glazed door to side and further bank of double-glazed windows. The garage also has power and lighting. To the rear of the property is a generous garden space incorporating lawned area, raised decked seating area directly from the rear of the home and flagged patio space with perimeter fencing and an abundance of plants and shrubs.



ADDITIONAL INFORMATION

EPC Rating is D and we are informed by the vendor that the property is freehold

COUNCIL TAX BAND

C

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDRY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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