

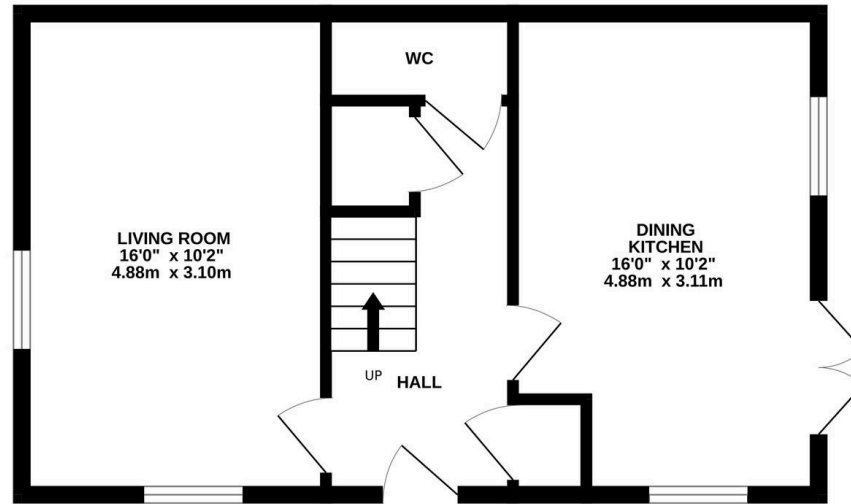


## Parish Green, Royston

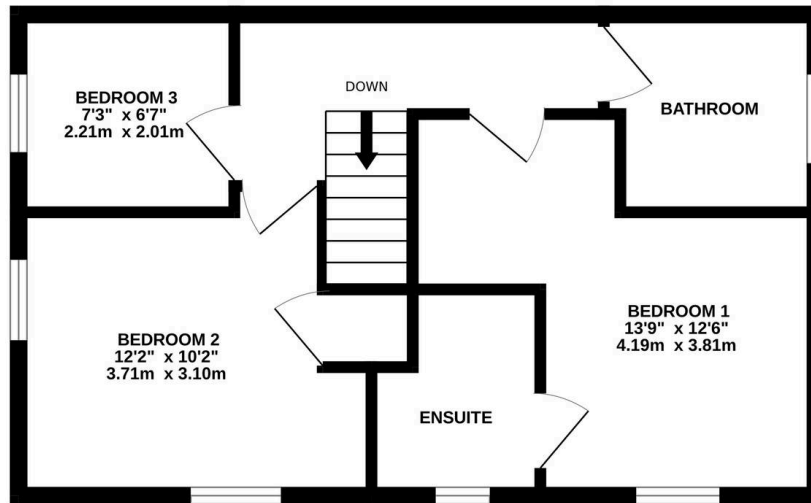
Barnsley

In Excess of **£255,000**

GROUND FLOOR



1ST FLOOR



PARISH GREEN

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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## Parish Green

Royston, Barnsley

A MODERN DETACHED FAMILY HOME CONSTRUCTED BY BARRETT HOMES AND COMPLETED IN 2021 THEREFORE HAVING THE REMAINING NHBC GUARANTEES IN PLACE. THIS WELL-PRESENTED HOME OFFERS CONTEMPORARY LIVING ACCOMMODATION ON THIS POPULAR RESIDENTIAL DEVELOPMENT WITHIN EASE OF ACCESS TO BARNSELY AND WAKEFIELD'S MANY AMENITIES AND TRANSPORT LINKS REACHING FURTHER AFIELD.

Council Tax band: C

Tenure: Freehold

- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- OPEN PLAN DINING KITCHEN
- ENCLOSED GARDEN
- OFF STREET PARKING







### **ENTRANCE HALL**

Entrance gained via composite and obscure glazed door into entrance hallway. A spacious entrance hallway with ceiling light, central heating radiator, staircase rising to first floor with storage cupboard underneath and further built in cupboards providing hanging space. Here we gain access to the following rooms.

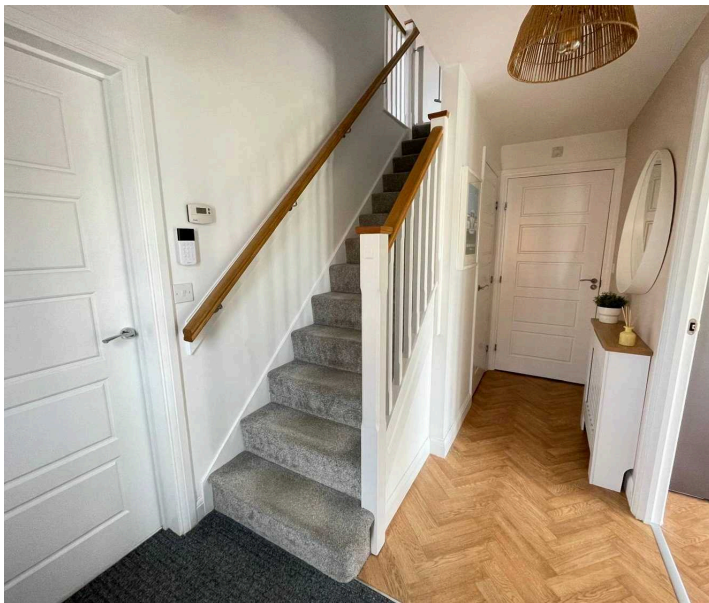
### **DOWNSTAIRS W.C**

Comprising a two-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over, ceiling light, extractor fan and central heating radiator.

### **DINING KITCHEN**

16' 0" x 10' 2" (4.88m x 3.11m)

A superb open plan space incorporating both kitchen and dining spaces with ample room for dining furniture. The kitchen itself has a range of wall and base units in a light grey matt with contrasting laminate worktops with matching upstands and tiled splashbacks. Integrated appliances in the form of electric oven, four burner gas hob with extractor fan over. There is space for free standing fridge/ freezer, plumbing for a washing machine and one and half bowl stainless steel sink with chrome mixer tap over. There are two ceiling lights, central heating radiator and natural light is gained via uPVC double glazing to two elevations and twin French doors in uPVC with matching glazed side panels giving access to rear garden.





## LIVING ROOM

16' 0" x 10' 2" (4.88m x 3.10m)

A well-proportioned principal reception space with two ceiling lights, two central heating radiators and uPVC double glazed windows to front and side.

## FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with ceiling light, central heating radiator, spindle balustrade and access to loft via a hatch. Here we gain access to the following rooms.

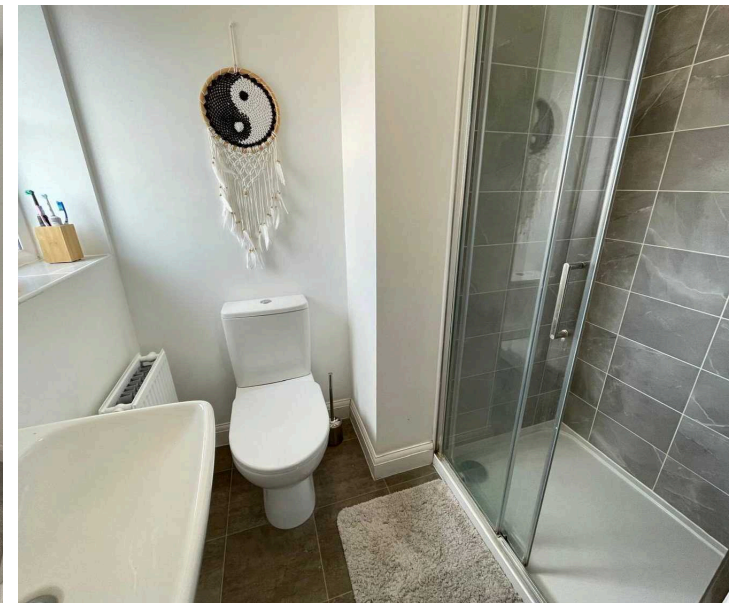
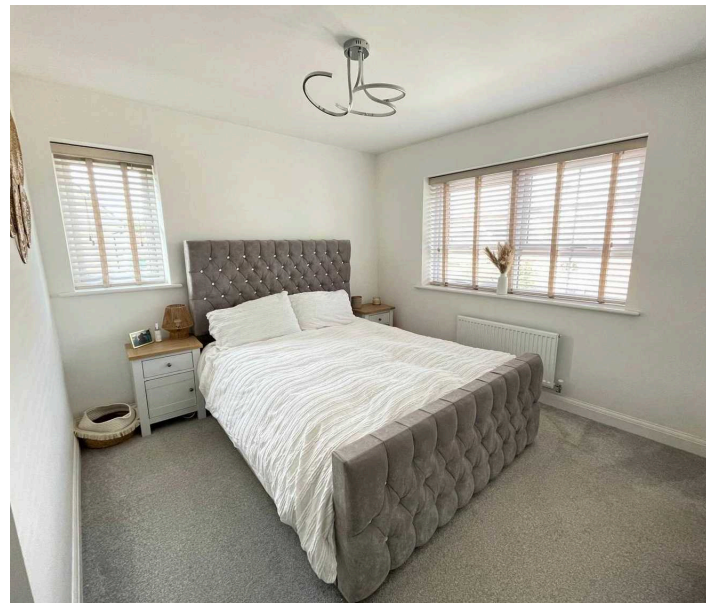
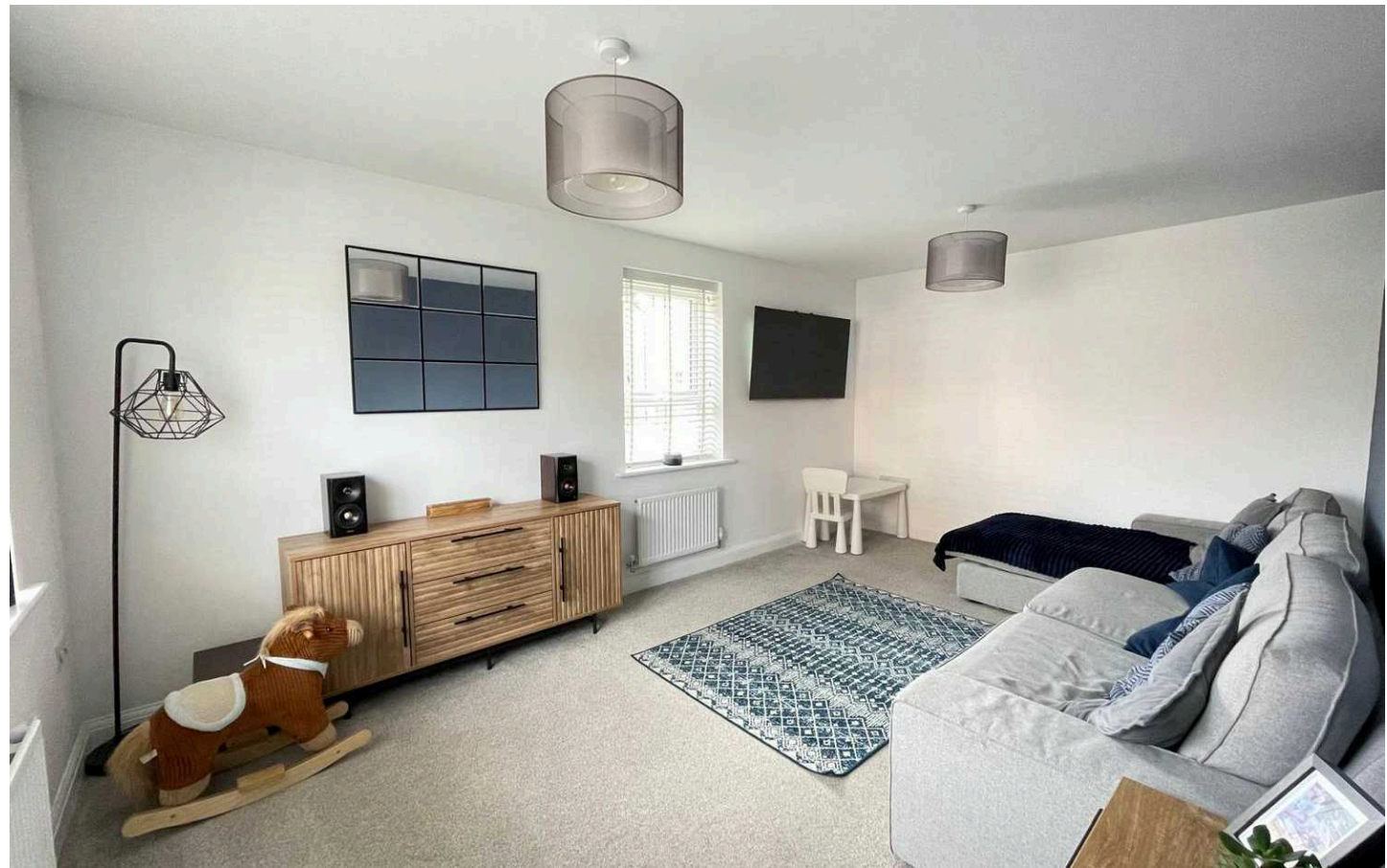
## BEDROOM ONE

13' 9" x 12' 6" (4.19m x 3.81m)

A double bedroom with ceiling light, central heating radiator, uPVC double glazed windows to two elevations and access to en-suite shower room.

## EN SUITE SHOWER ROOM

Comprising a three-piece modern white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with electric Triton shower within. There is a ceiling light, extractor fan, part tiling to walls, central heating radiator and uPVC obscure glazed window to front.







### **BEDROOM TWO**

12' 2" x 10' 2" (3.71m x 3.10m)

A further double bedroom with ceiling light, central heating radiator, cupboard above the stairs and uPVC double glazing to two elevations.

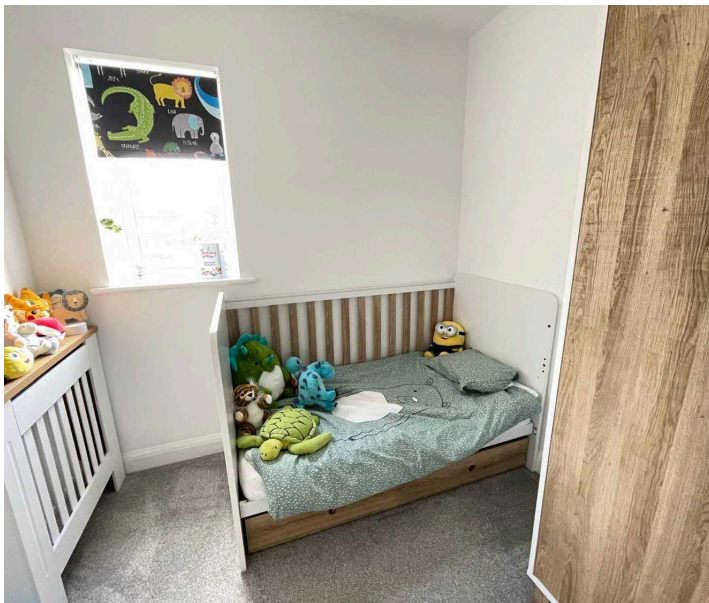
### **BEDROOM THREE**

7' 3" x 6' 7" (2.21m x 2.01m)

Having a ceiling light, central heating radiator and uPVC double glazed window to side.

### **BATHROOM**

Comprising a three-piece modern white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There is a ceiling light, extractor fan, central heating radiator and obscure uPVC double glazed window.





## GARDEN

To the front of the home is a lawned garden space adjacent to the pavement is a low maintenance slate bed which the current vendors utilise as additional parking. The properties garden is to the side of the home predominantly lawned with flagged seating area, perimeter fencing and low maintenance gravelled beds and path. Timber gate opens onto driveway, which provides off street parking and has space for a shed.









## **ADDITIONAL INFORMATION**

The EPC Rating is a TBC, 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.

## **BOUNDARY 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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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





## Simon Blyth Estate Agents

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