



Galway Close, Royston

Barnsley

Offers in Region of **£190,000**



Galway Close

Royston, Barnsley

LOCATED AT THE END OF THIS QUIET RESIDENTIAL CUL DE SAC WE OFFER TO THE MARKET IS BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED HOME OFFERING MODERN HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT AND HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR. THE HOME LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT, CLOSE TO ROYSTON'S AMENITIES AND WITHIN EASE OF ACCESS TO BARNSELY, WAKEFIELD AND FURTHER AFIELD.

Council Tax band: B

Tenure: Freehold

- SEMI DETACHED HOME
- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- READY TO MOVE INTO
- CONSERVATORY
- UTILITY
- POPULAR AREA
- MUST BE VIEWED



ENTRANCE HALLWAY

Entrance gained via composites and obscure glazed door with matching glazed side panels into entrance hall with ceiling light, coving to the ceiling, central heating radiator, tiled floor, staircase rising to first floor and a door opens through to the lounge.

LOUNGE

A front facing principal reception space with media wall with shelves, ceiling light, central heating radiator and uPVC double glazed window to front. A door opens through to the inner hallway.

INNER HALLWAY

With ceiling light, coving to the ceiling, central heating radiator, tiled floor and composite and obscure glazed door giving access to the side of the home. A door opens to the under stairs cupboard, which is used as a utility room, previously the site of a downstairs W.C and has plumbing for a washing machine, however, could be reverted back to a W.C if so desired. A door leads through to the kitchen dinner.

KITCHEN / DINER

A fabulous open space incorporating kitchen and dining spaces with ample room for table and chairs. The kitchen itself has a range of wall and base units in a high gloss Anthracite grey with contrasting quartz effect laminate worktops, tiled splashbacks and a continuation of tiled floor. Integrated appliances in the form of electric oven with electric hob and extractor fan over. There's space for American style fridge freezer and composite sink with gold effect mixer tap over. The room has two ceiling lights, under cupboard and plinth lighting, uPVC double glazed window through to the conservatory and central heating radiator. Here we also find the Baxi boiler.



CONSERVATORY

From the dining kitchen twin French doors give access through to the conservatory. An addition to the home offering versatile reception space under a pitched roof with uPVC double glazing to two sides, twin French doors giving access to rear garden. There is a ceiling light and wood effect laminate flooring.

FIRST FLOOR LANDING

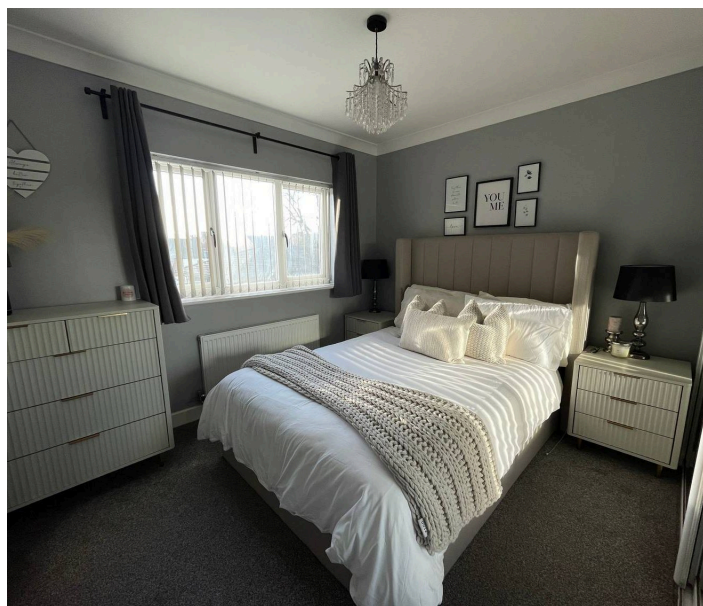
From the entrance hall a staircase rises and turns to the first-floor landing with ceiling light, coving to the ceiling, central heating radiator, access to storage cupboard, access to the loft via hatch and uPVC double glazed window to side. Here we gain entrance to the following rooms.

BEDROOM ONE

A double bedroom with a bank of fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator, uPVC double glazed window to rear and access to en suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three-piece modern white suite in the form of close couple W.C, basin sat within vanity unit with black mixer tap over, and shower enclosure with mains fed mixer shower within. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor, chrome towel rail / radiator and obscure uPVC double glazed window to rear.





BEDROOM TWO

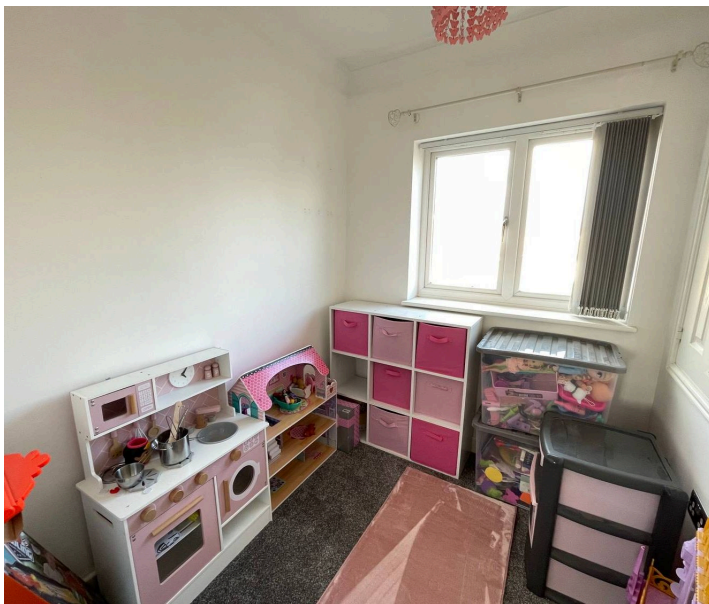
With ceiling light, coving to the ceiling, central heating radiator, and uPVC double glazed window to the rear.

BEDROOM THREE

Front facing with ceiling light, coving to the ceiling, cupboard above the stairs, central heating radiator, and uPVC double glazed window to the front.

FAMILY BATHROOM

A superb family bathroom with high quality fixtures and fittings in the form of close coupled W.C, Wall mounted black basin with mixer tap over within vanity unit and bath with black mixer tap over with separate handheld shower attachment. There are inset ceiling lights, part tiling to walls, extractor fan, tiled floor, towel rail / radiator and obscure uPVC double glazed window to side.



GARDEN

To the front of the home is a lawned area with flagged path. The home comes with two allocated parking spaces in the adjacent parking area. A path leads along the side of the property with gate opening to rear garden. To rear is a fully enclosed garden space with perimeter fencing, lawned area, low maintenance gravelled space, hard standing for shed and pergola over gravelled seating area.





ADDITIONAL INFORMATION

The EPC Rating is a tbc and we are informed by the vendor that the property is freehold.

COUNCIL TAX BAND

B

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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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 not

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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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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