

Simon Blyth
ESTATE AGENTS



Parish Road, Royston
Barnsley

Offers in Region of **£299,950**



Parish Road

Royston, Barnsley

AN IMMACULATELY PRESENTED AND UPGRADED FOUR BEDROOMED DETACHED FAMILY HOME OCCUPYING A PLEASANT POSITION ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT GIVING EASE OF ACCESS TO BARNSELY, WAKEFIELD AND FURTHER AFIELD.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DEATCHED HOUSE
- VERY WELL PRESENTED
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- UTILITY
- GARAGE
- POPULAR AREA
- LOCAL AMENITES





ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hallway. Generous entrance hallway with inset ceiling lights, part paneling to walls, staircase rises to the first floor, central heating radiator and a wood effect Karndean flooring. There is uPVC double glazed window to side, access to a useful storage cupboard with space to hang coats. Here we gain entrance to the following rooms:

DOWNSTAIRS WC

Comprising of a two-piece white suite in the form of coupled W.C, pedestal basin with chrome mixer tap over. There is inset ceiling lights, extractor fan, part paneling to walls, central heating radiator and continuation of the wood effect Karndean flooring.

LIVING ROOM

A well pro-portioned principal reception space with inset ceiling light, central heating radiator, uPVC double glazed window to front and wood effect Karndean flooring.



DINING KITCHEN

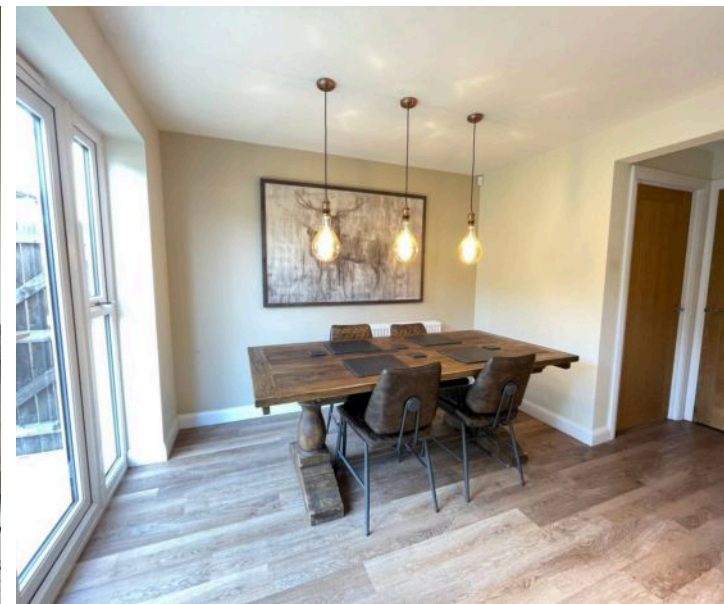
A well-portioned dining kitchen with ample room for dining table and chairs. The kitchen itself has a range of wall and base units in high gloss ivory with contrasting wood effect laminate worktops with matching upstands, tiled splashbacks and continuation of the wood effect Karndean flooring. Integrated appliances in the form of stainless-steel electric oven with four burner gas hob, chimney style extractor fan over, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel Frankie sink with chrome mixer tap over. The room has inset ceiling lights over the kitchen space with further under cupboard lighting, pendant lights over dining space and natural light is gained via uPVC double glazed window to rear and twin French doors in uPVC with matching glazed side panels giving access to rear garden. The room is heated by a central heating radiator.

UTILITY

With space for tumble dryer and plumbing for a washing machine, there is wood effect laminate work surface with matching upstand, inset ceiling light, extractor fan, uPVC double glazed window to side, central heating radiator and wood effect Karndean flooring.

FIRST FLOOR LANDING

From entrance hallway staircase rises and turns to first floor landing with spindle balustrade, Inset ceiling light, further pendant light, uPVC double glazed window to side, access to the loft via a hatch and access to a useful storage cupboard. Here we gain access to the following rooms:





BEDROOM ONE

A double bedroom with inset ceiling lights, central heating radiator and uPVC double glazed window to front.

EN-SUITE SHOWER ROOM

Comprising of a three-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed Mira electric shower over. There are inset ceiling spotlights, part tiling to walls, shaver sockets and central heating radiator.

BEDROOM TWO

A double bedroom, rear facing with inset ceiling lights, central heating radiator and uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

An additional double bedroom with ceiling light a further two ceiling lights, central heating radiator and uPVC double glazed window to front.

BEDROOM FOUR

Currently used as a dressing room with fitted wardrobes and dressing table providing an abundance of storage space. However, if these were removed it would create a bedroom. There are Inset ceiling lights, central heating radiator and uPVC double glazed window to rear.



HOUSE BATHROOM

Comprising of 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 and mains fed chrome mixer shower over and glazed shower screen. Inset ceiling lights, extract fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window to side.



GARDEN

To the front of the home is a grassed area and slate bed with Buxus hedging. Driveway runs alongside the property providing off-street parking leading to a detached single garage with up and over door under a pitched roof. This provides off-street parking or further storage if so desired. Timber gate opens to rear garden which is fully enclosed landscape rear garden with perimeter fencing. Immediately behind home and continuing round the left of the garden is a substantial flagged seating area with artificial grass space and raised slate planter.



ADDITIONAL INFORMATION

The EPC is a B-84 and the council tax band is D, and we are informed by the vendor that the property is Freehold.

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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FREE VALUATIONS

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

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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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