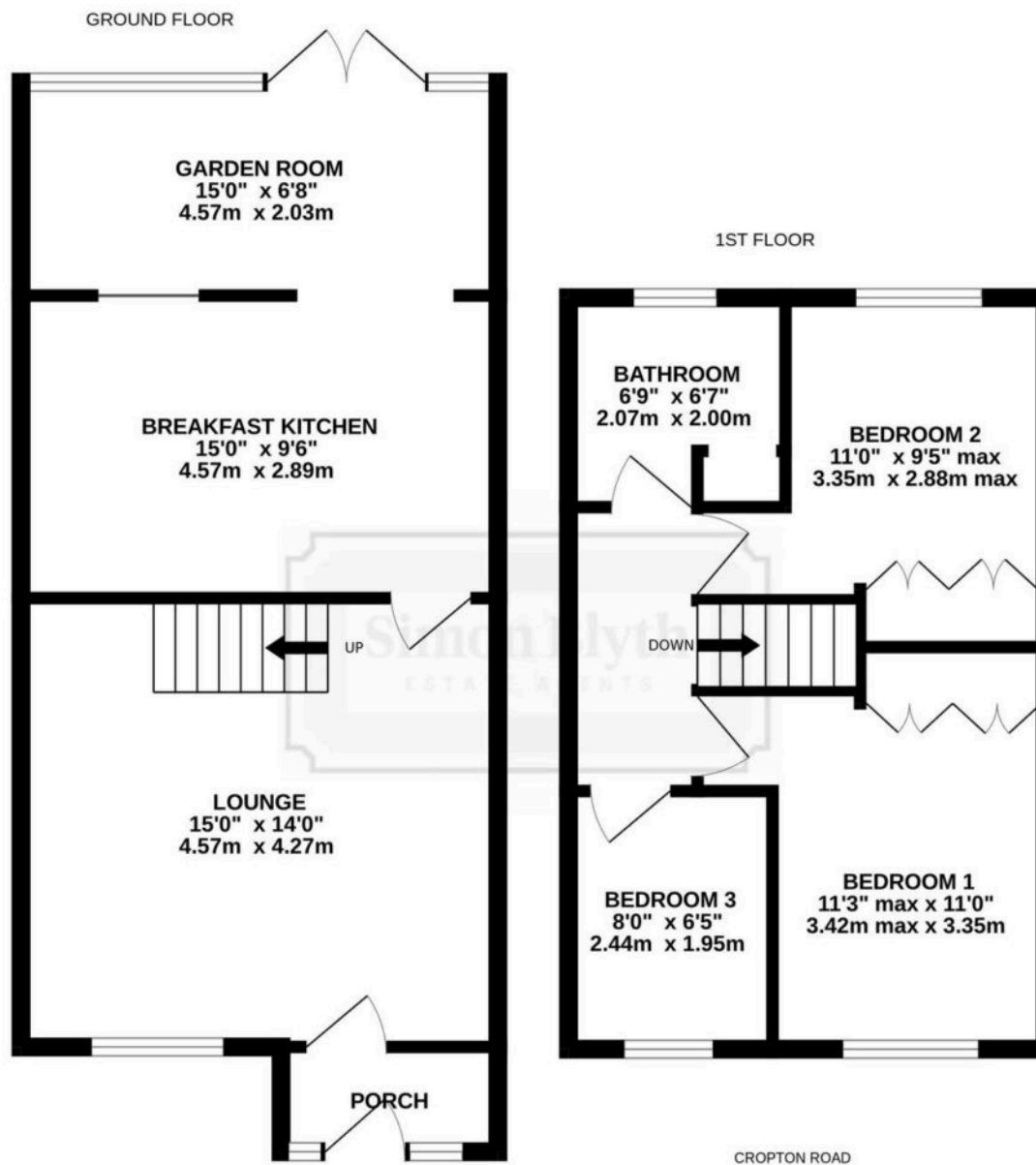




Cropton Road, Royston
Barnsley

In Excess of **£220,000**



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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Cropton Road

Royston, Barnsley

A VERY WELL PRESENTED AND EXTENDED THREE BEDROOMED SEMI-DETACHED PROPERTY SAT IN THE EVER-POPULAR AREA OF ROYSTON AND CLOSE TO MANY LOCAL AMENITIES AS WELL AS GIVING EASE OF ACCESS TO BARNSELY, WAKEFIELD AND FURTHER AFIELD.

EPC RATING: C

Council Tax band: C

Tenure: Freehold

- SEMI DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN DINING KITCHEN
- ORANGERY
- WELL PRESENTED THROUGH OUT
- POPULAR AREA
- OFF STREET PARKING
- GARAGE
- ENCLOSED REAR GARDEN



ENTRANCE

Entrance gained via composite door with matching obscure glazed side panels into entrance porch with ceiling light, tiled floor and door leading through to living room.

LIVING ROOM

A spacious front facing reception room with ceiling light, vertical central heating radiator, uPVC double glazed windows to front and staircase rising to first floor. A door leads through to the dining kitchen.

DINING KITCHEN

In an open plan configuration and having ample room for a dining table. The kitchen itself has a range of wall and base units in cream shaker style with wood effect laminate worktops over and tiled splashbacks. There are integrated appliances in the form of; electric oven, built in microwave, electric hob with chimney style extractor fan over and built in dishwasher. There is plumbing for a washing machine, space for fridge / freezer and one and half bowl sink with mixer tap over. The room has two ceiling lights, wood effect laminate flooring and central heating radiator. An archway leads through to the orangery.

ORANGERY

An addition to the home and under a pitched roof creating all year use. The room has uPVC double glazing to front, central heating radiator and double-glazed uPVC twin French doors giving access to rear garden.



FIRST FLOOR LANDING

From the living room a staircase rises and turns to first floor landing with ceiling light and access to loft via a hatch here we gain access to the following rooms.

BEDROOM ONE

A front facing double bedroom with ceiling light, built in wardrobes, central heating radiator and uPVC double glazed window to front.

BEDROOM TWO

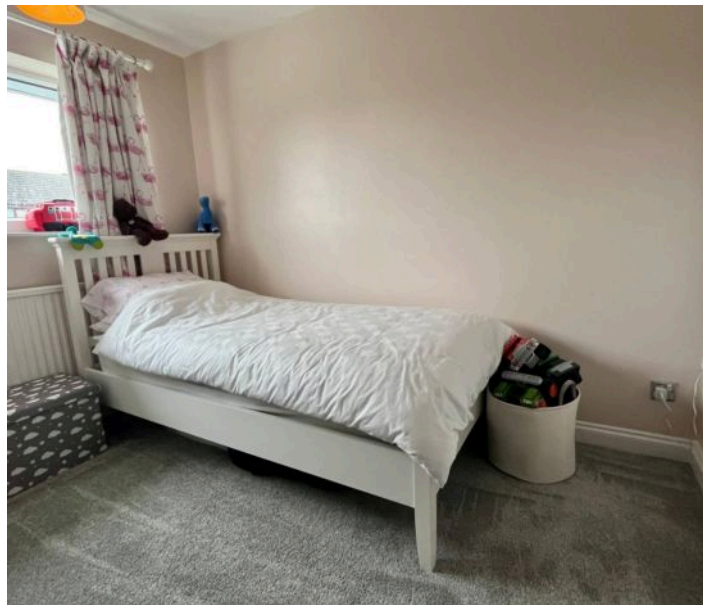
A further double bedroom with ceiling light, built in wardrobes, central heating radiator and uPVC double glazed window to rear.

BEDROOM THREE

Currently used as a sewing room but would make an ideal work from home space. The room has a ceiling light, central heating radiator and uPVC double glazed window to front.

BATHROOM

A modern bathroom comprising of close coupled W.C, pedestal basin with mixer tap over, bath with chrome mixer taps, shower over bath and glazed shower screen. There is full tiling to walls and floor, ceiling light, chrome towel rail / central heating radiator, storage cupboard and obscure uPVC double glazed window to front.





GARDEN

To the front of the home is a block paved driveway providing off street parking for two cars as well as a car charging point. To the side is gate which in turn leads to the rear garden. Immediately behind the home and can be accessed from the orangery is a patio seating area with steps leading to lawned space. Beyond which is a further flagged patio seating area under a pergola enjoying the properties pond and access to the garage. The garden is fully enclosed with perimeter fencing and we have been advised by the vendor that it is south facing and enjoys an array of sunshine throughout the day.

Garage

Accessed via the rear garden the garage has power and lighting and provides excellent storage.





ADDITIONAL INFORMATION

The EPC is C and the council tax band is C , 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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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

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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