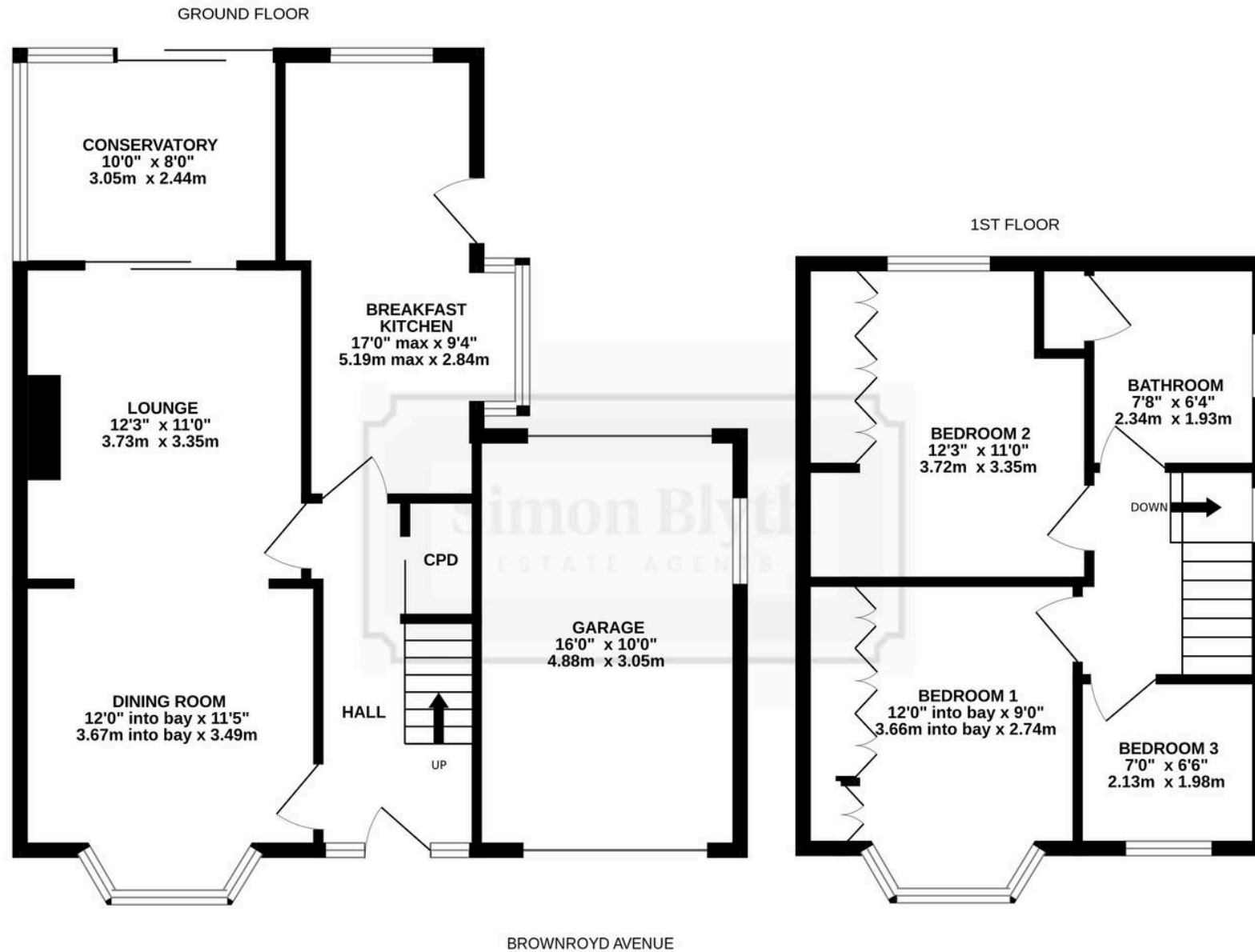




Brownroyd Avenue, Royston
Barnsley

In Excess of **£240,000**



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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13 Brownroyd Avenue

Royston, Barnsley

LOCATED AT THE END OF THIS QUIET RESIDENTIAL CUL DE SAC AND BENEFITING FROM NO UPPER VENDOR CHAIN WE ARE PLEASED TO OFFER TO THE MARKET THIS SPACIOUS THREE BEDROOM DETACHED FAMILY HOME LOCATED IN THE HEART OF ROYSTON AND CLOSE TO LOCAL AMENITIES. Council Tax band: C

Tenure: Freehold

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS
- CONSERVATORY
- EXTENDED KITCHEN
- GARDENS TO THREE SIDES
- NO UPPER VENDOR CHAIN



ENTRANCE HALL

Entrance gained via a six panelled uPVC door with opaque windows to both sides and overhead into entrance hallway. A spacious entrance hall with, ceiling light, central heating radiator, understairs storage cupboard containing the fuse board and a staircase rising to first floor, here we gain entrance to the following rooms.

LOUNGE DINING ROOM

Separated via an archway the room is split into two principal areas. To the front, currently used as a dining area with ample room for a dining table and chairs as well as space for further free-standing furniture. The room has a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front. Towards the rear and currently utilized as a living area with ceiling light, coving to the ceiling, built in shelving, central heating radiator and a wall mounted gas fire with coal effect and metal surround. Metal sliding doors from the living room lead through to the conservatory.

CONSERVATORY

10' 0" x 8' 0" (3.05m x 2.44m)

An addition to the home offering further flexible reception space with uPVC double glazing to three sides, central heating radiator and uPVC sliding door leading to the rear of the property.



KITCHEN

17' 0" x 9' 4" (5.19m x 2.84m)

A spacious kitchen which has benefited from an extension several years ago creating ample room for dining furniture and storage. The kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting laminate worktops over and full tiling to walls. Integrated appliances in the form of; two electric ovens, four ring burner gas stove with stainless steel extractor fan over and two and half bowl stainless steel sink with chrome mixer tap over and waste disposal unit. The room has two ceiling strip lights, central heating radiator, space for a washing machine, two uPVC double glazed windows to front and side and uPVC door leading to the rear of the property.

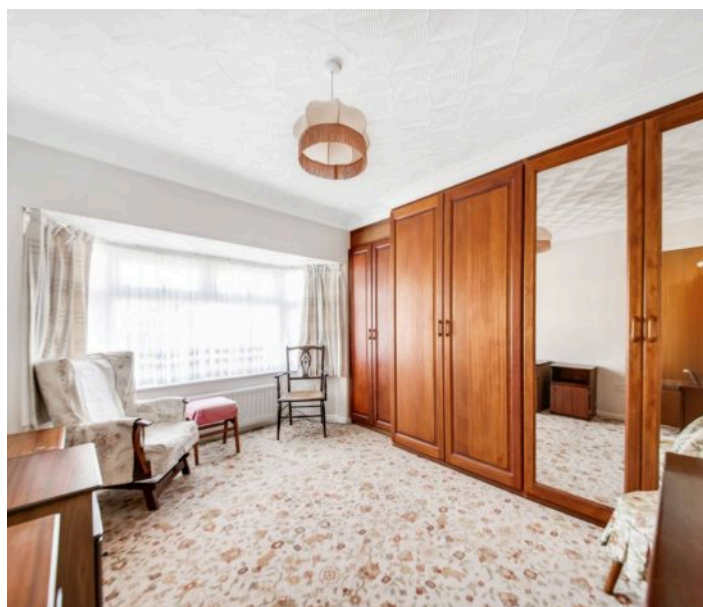
FIRST FLOOR LANDING

From the entrance hall a staircase rises to the first-floor landing with ceiling light, access to loft via a hatch with drop down ladders and uPVC double glazed window to side. Here we gain access to the following rooms.

BEDROOM ONE

12' 0" x 11' 5" (3.67m x 3.49m)

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





BEDROOM TWO

12' 2" x 11' 0" (3.72m x 3.35m)

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

BEDROOM THREE

7' 0" x 6' 6" (2.13m x 1.98m)

Currently used as a study, the room has a ceiling light, central heating radiator and uPVC oriel window.

BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m)

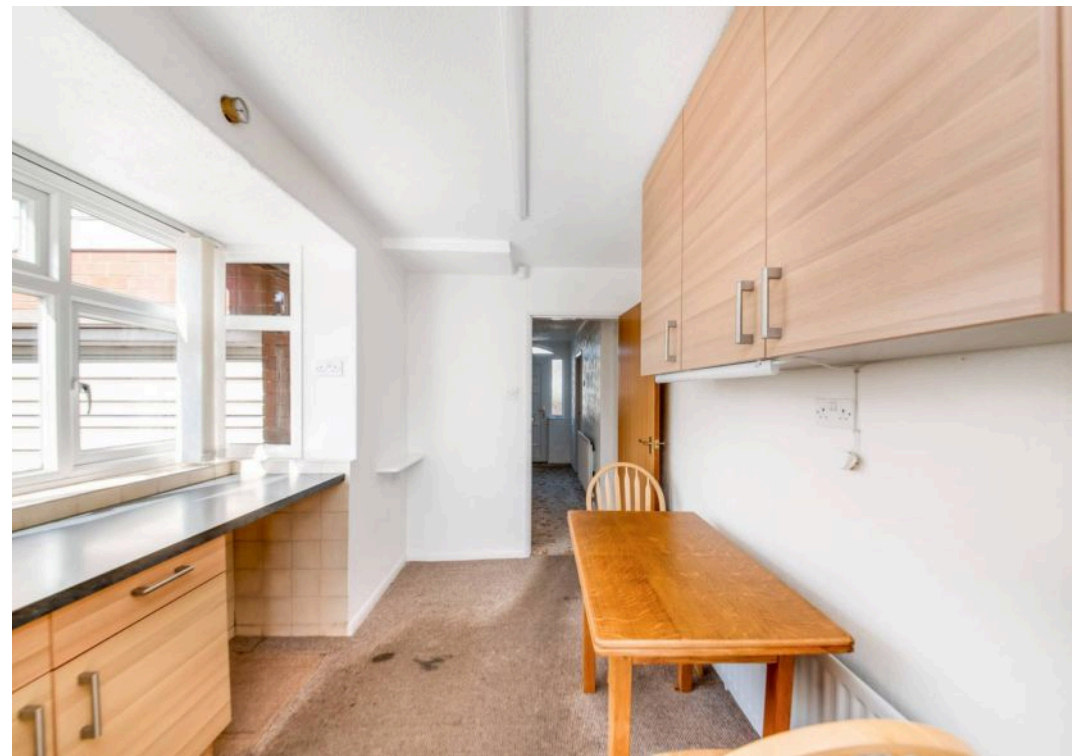
A modern family bathroom comprising of three-piece white suite in the form of; closed coupled W.C, basin sat within vanity unit with chrome mixer tap over and walk in shower with mains fed chrome mixer shower within and separate handheld attachment. There is part tiling to walls, ceiling light, airing cupboard housing the boiler ideal for storage, central heating radiator and obscure uPVC double glazed window.



GARDEN

To the front of the property is a small lawned area with perimeter walling and iron rails. Iron gates open onto a block paved driveway for one car leading to the garage. The garage is accessed via remote controlled roller shutter door with manual door to rear. A path then leads to the side and rear of the property where there is a lawned area with greenhouse in situ and is enclosed with walling and a mixture of mature shrubs and hedges. Immediately behind the home is an extensive flagged patio area with two large wooden sheds, external light and tap.





ADDITIONAL INFORMATION

The EPC rating is 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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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.

MORTGAGE ADVICE

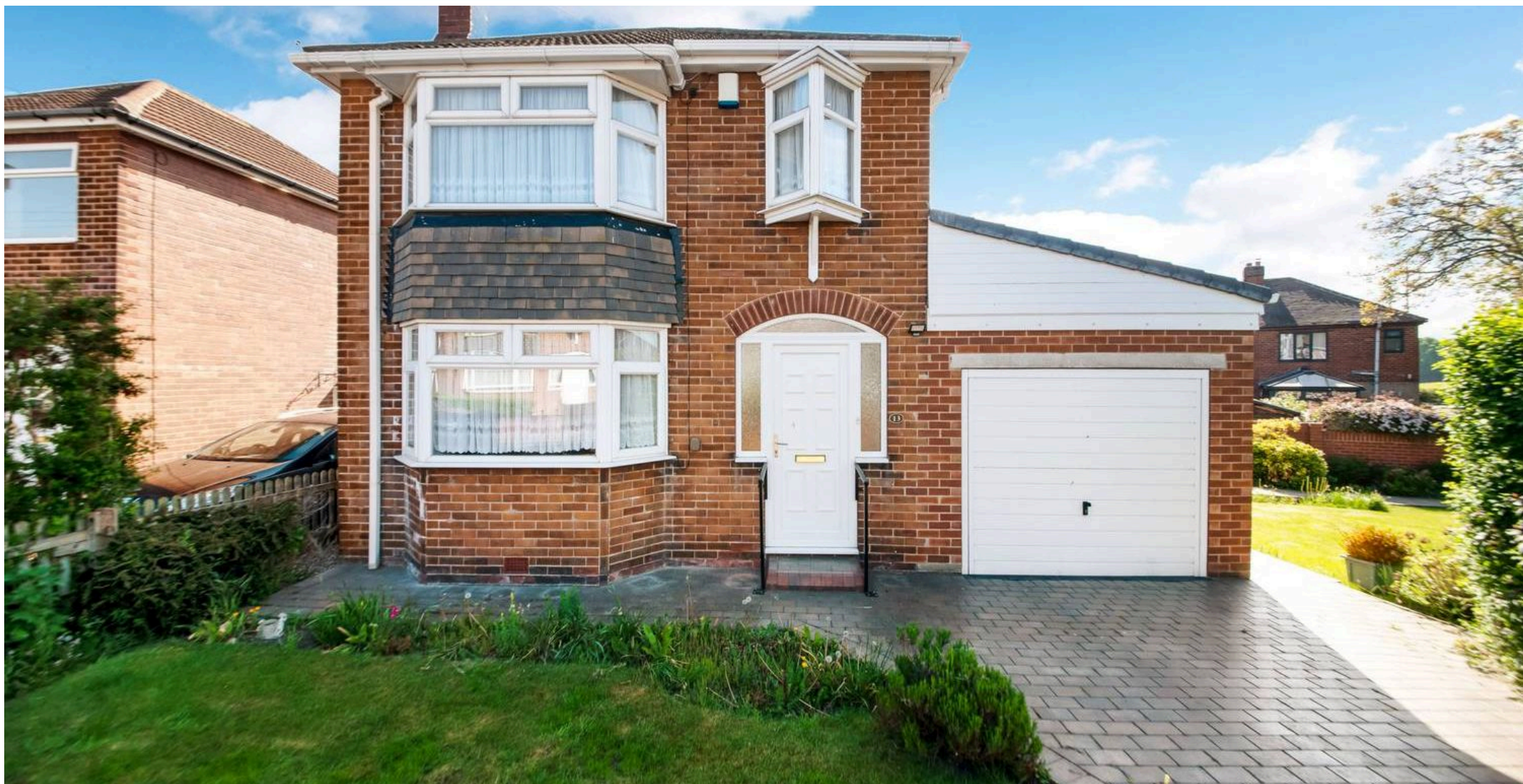
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