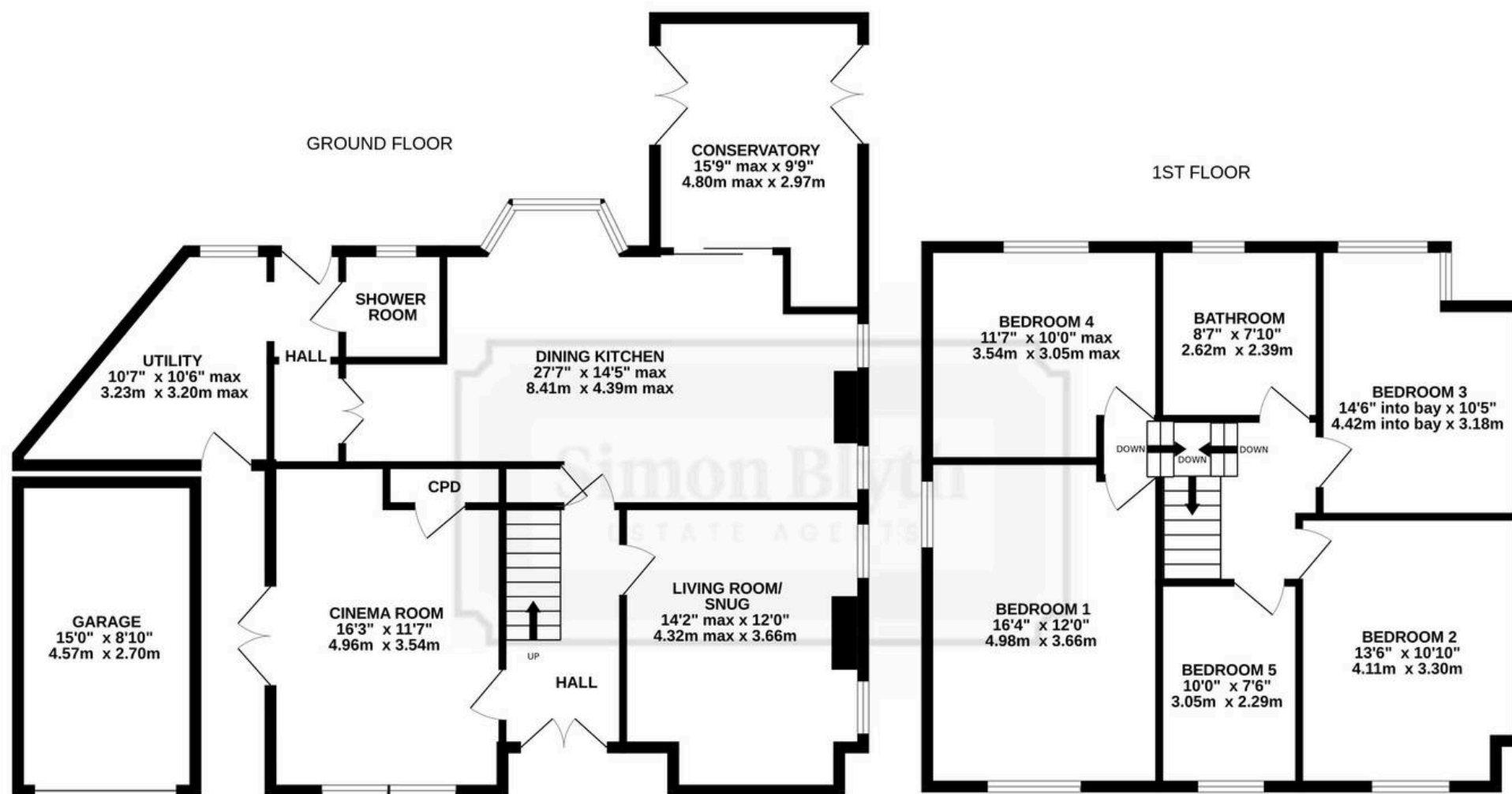




Ainsdale Road, Royston
Barnsley

Offers in Region of **£425,000**



AINSDALE ROAD

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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Ainsdale Road

Royston, Barnsley

SITUATED ON THIS ENVIOUS CORNER PLOT BORDERING WAKEFIELD, IS THIS GENEROUSLY SIZED FAMILY HOME, IN A SOUGHT-AFTER LOCATION JUST A STONES THROW AWAY FROM THE TRANS PENNINE TRAIL THE PROPERTY BENEFITS FROM FLEXIBLE LIVING ACCOMMODATION INCLUDING A CINEMA ROOM WITH DOLBY ATMOS SURROUND SOUND SYSTEM, FIVE/ SIX BEDROOMS, OPEN PLAN DINING KITCHEN AND DOWNSTAIRS SHOWER ROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED HOUSE
- FIVE BEDROOMS
- CINEMA ROOM WITH DOLBY ATMOS SURROUND SOUND SYSTEM
- SEMI RURAL LOCATION
- PARKING FOR FOUR CARS
- MODERN DOWNSTAIRS SHOWER ROOM



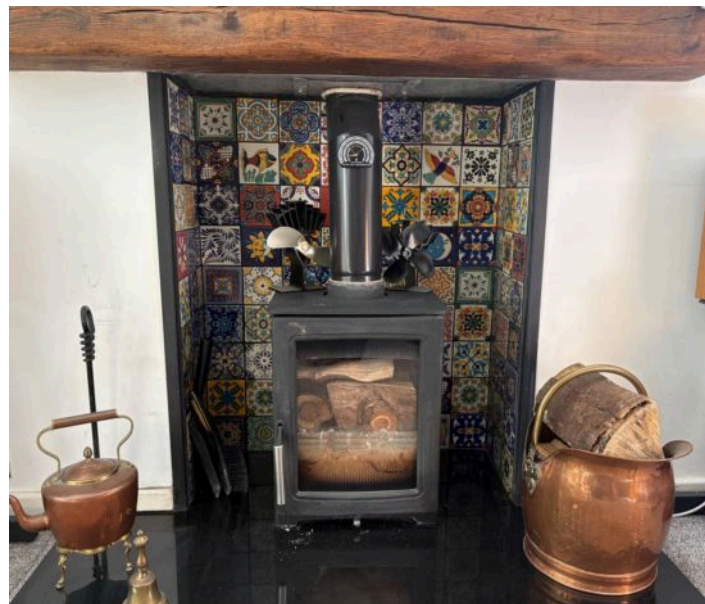
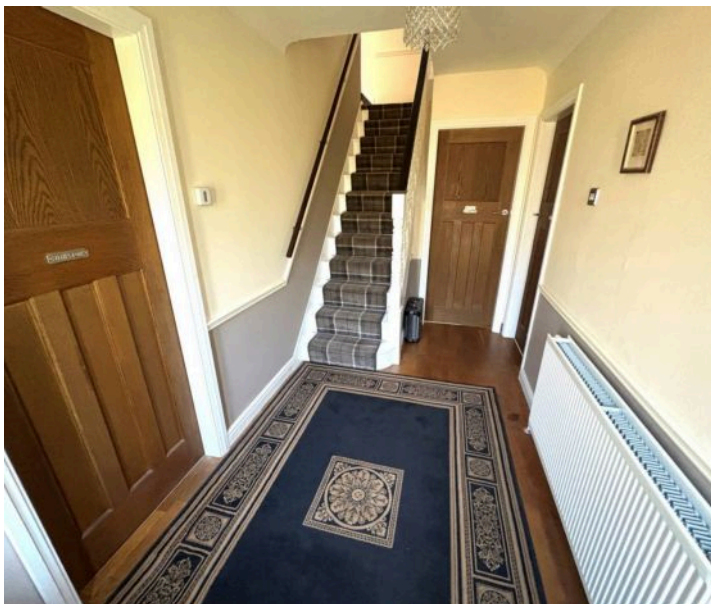


ENTRANCE HALLWAY

A recessed entrance porch gives access to the entrance hallway via a double composite door finished in brown with opaque and leaded windows. The hallway has a solid wood floor with wooden doors which lead to the following rooms.

DINING KITCHEN

The dining kitchen is of a good size filled with natural light via multiple window elevations. The kitchen has a range of wall and base units in a shaker style with contrasting laminate worktops offering ample storage with tiled flooring. There is a Belfast style sink with ceramic drainer benefiting from views overlooking the rear garden via a bow window. There is room for a integrated fridge / freezer, integrated dishwasher and electric oven with grill and four ring gas burner hob with extractor fan over. The room has inset ceiling spotlights and tiled splashbacks. The dining area has ample room for a dining table and chairs, two wall lights, vertical central heating radiator, two arch windows with plantation shutters and a Parkray wood burning and multi-fuel stove.



CONSERVATORY

Accessed from the dining area via sliding uPVC doors and offering versatile living space. There are windows to three sides overlooking the garden with a sets of wooden doors giving access out.





UTILITY

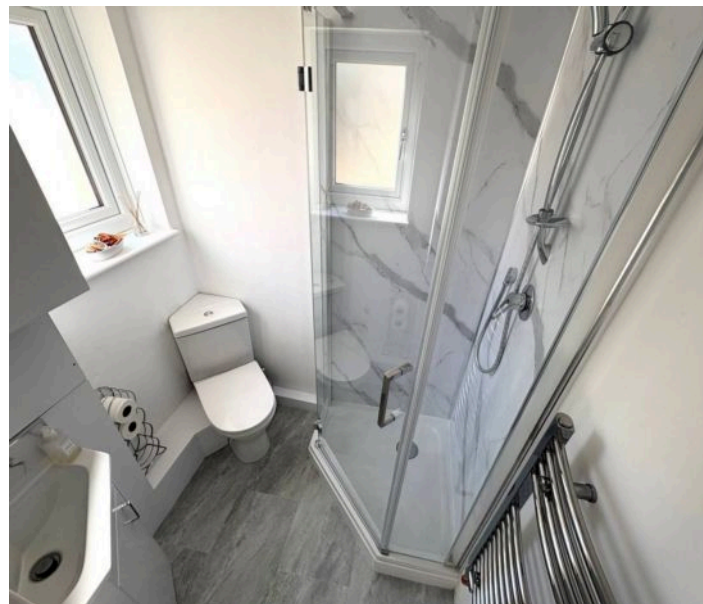
From the kitchen a door leads through to the inner hallway which leads to the utility room and shower room. An addition to the home with wood effect cushioned flooring, base units with worktops, plumbing for a washing machine, and space for a dryer. There is a stainless-steel sink and drainer with chrome taps over, uPVC double glazed windows, cast iron central heating radiator, a stable style door leading through to the rear of the property and a further uPVC door giving access to passage between the garage and cinema room.

DOWNSTAIRS SHOWER ROOM

Comprising of a three-piece white suite in the form of; close coupled W.C, wall mounted basin with chrome mixer tap over, and shower cubicle. The room has a ceiling light, part tiling to walls, obscure uPVC double glazed window and chrome towel rail / radiator. This room also houses the boiler.

LIVING ROOM / SNUG

This well-proportioned, versatile reception space is currently been used as a sixth bedroom but has the potential to be used as a living room/ snug/ playroom etc. There is an abundance of natural light gained via a bay window with integrated window seat. There are two arched windows with plantation shutters, two wall lights, coving to the ceiling, decorative fire with Marble backing and Oak surround, wooden beams to ceiling, wood paneling to walls and central heating radiator.

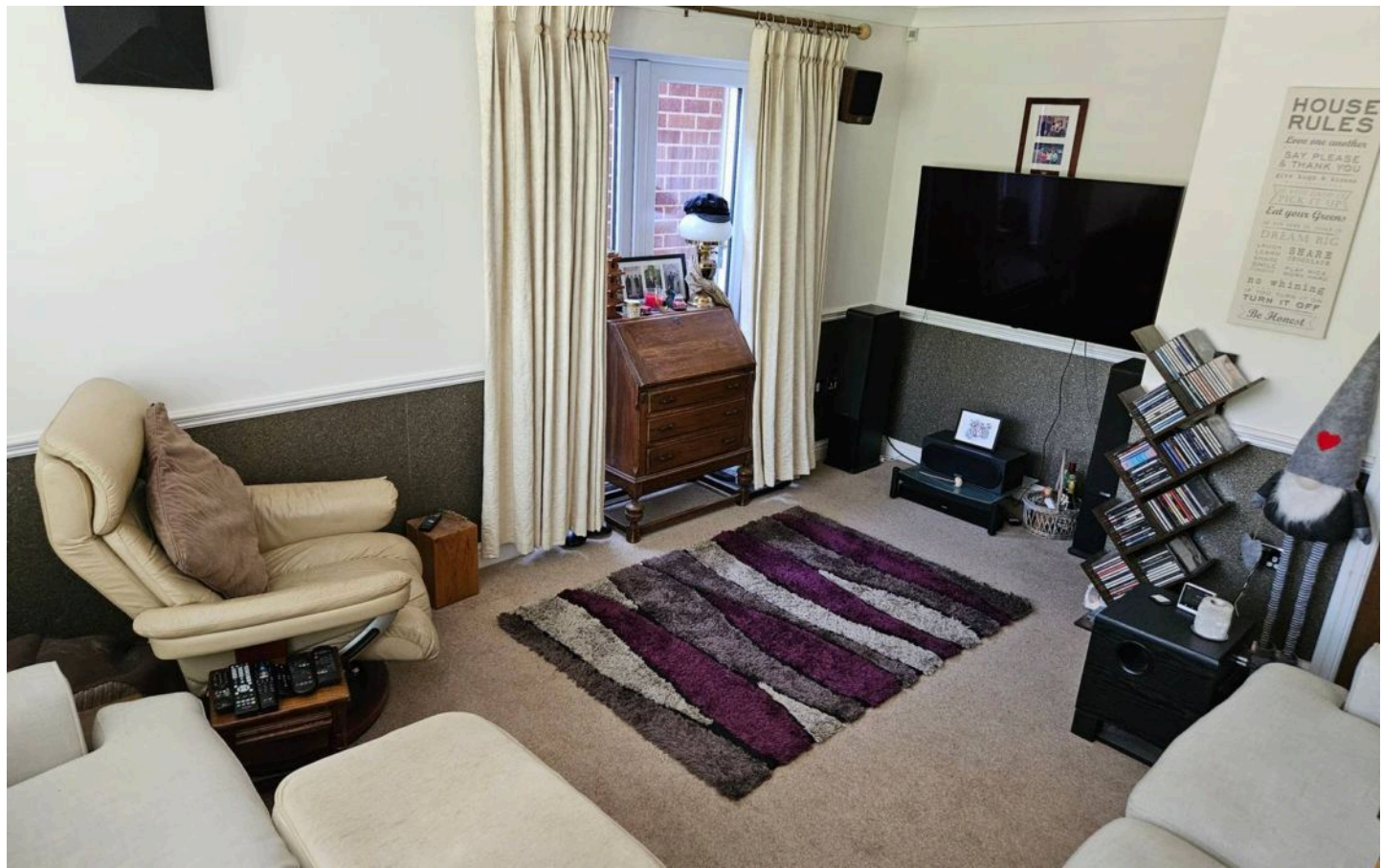


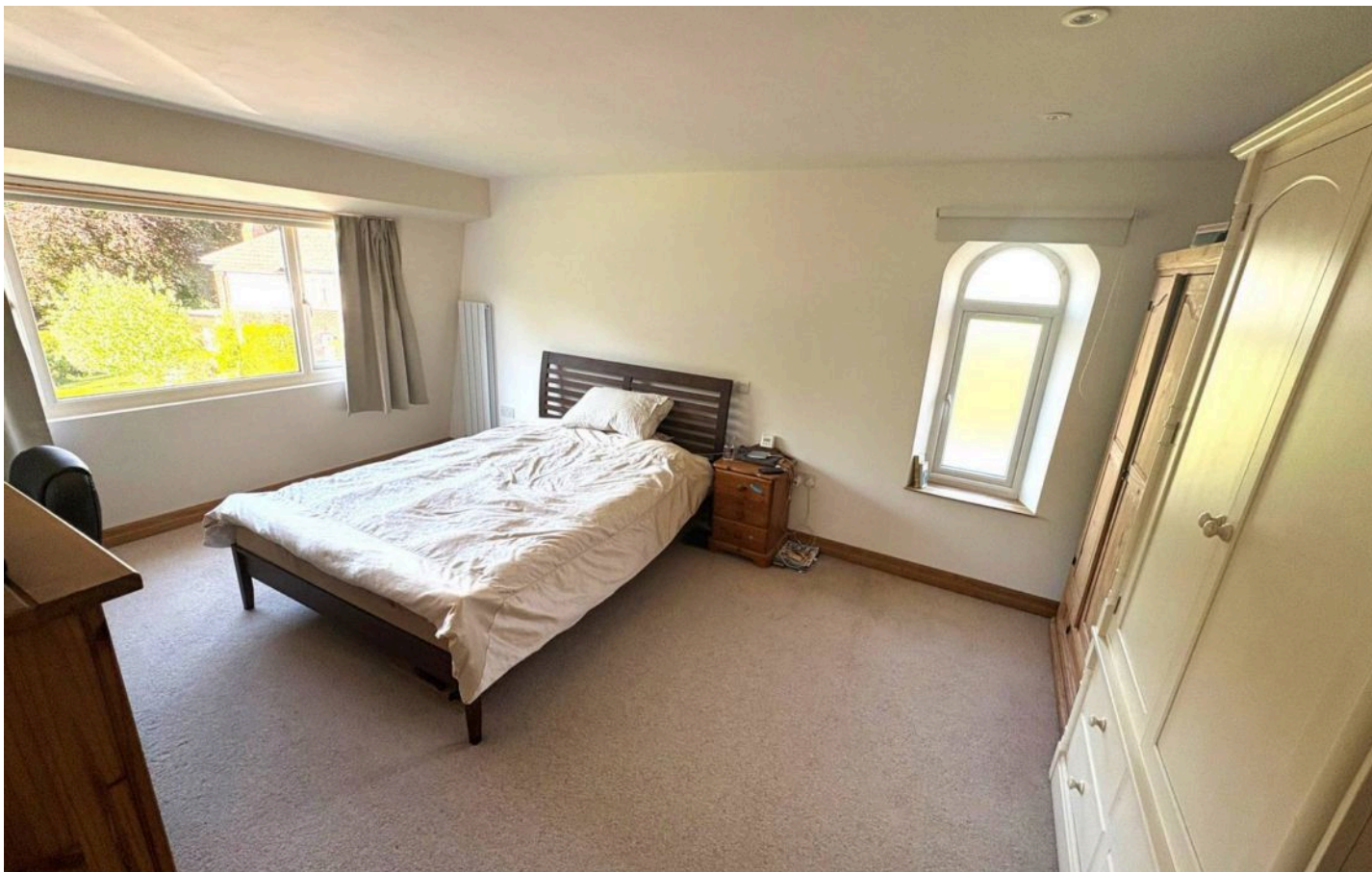
CINEMA ROOM

A well sized room with uPVC windows to the front with plantation shutters, a patio door to the side of the property and a Dolby atmos integrated surround sound system set up with 11 connection points around the room. There is integrated LED lighting, dado rail, coving to the ceiling, central heating radiator and storage cupboard which has the electric meter.

FIRST FLOOR LANDING

From the entrance hall a staircase rise to first floor landing with spindle balustrade, coving to the ceiling, dado rail, inset ceiling spotlights and access to loft via a hatch with pull down ladders. Here we gain access to the following rooms.





BEDROOM ONE

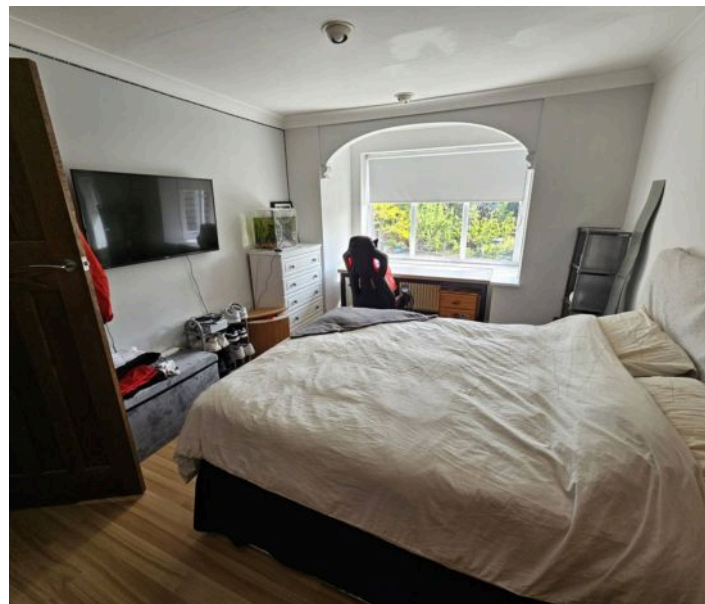
A well sized front facing bedroom with windows to the front and side of the property, the window to the front is large uPVC double glazed window and to the side is an arched window with opaque glass. The room has inset ceiling spotlights, Oak skirting board and architrave, vertical style radiator and ample room for free standing furniture.

BEDROOM TWO

Another double bedroom with uPVC double glazed window overlooking the front garden. There are inset ceiling spotlights, laminate flooring, window storage units and central heating radiator.

BEDROOM THREE

A further south facing double bedroom with laminate flooring, bow window with space for a dressing table or similar. There are two ceiling lights, central heating radiator and uPVC double glazed window.



BEDROOM FOUR

A south facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FIVE

Overlooking the front garden with ceiling light, central heating radiator, uPVC double glazed window to front and a built-in desk with useful built-in storage units to either side.

BATHROOM

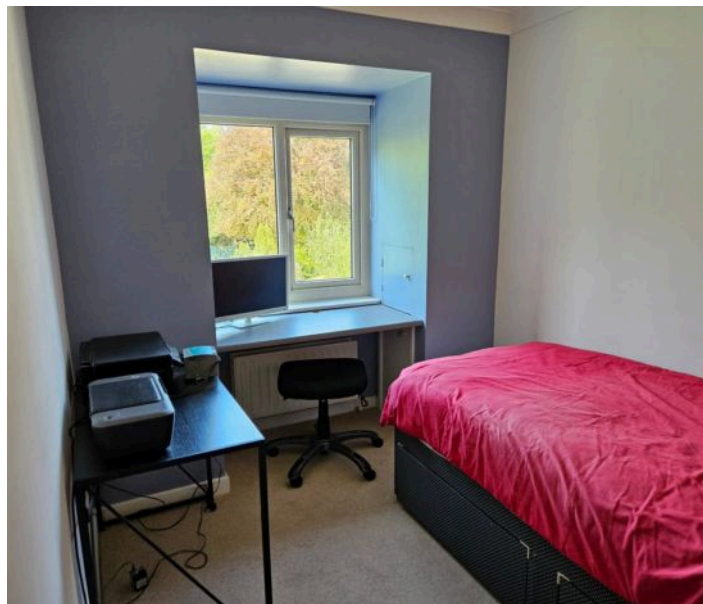
Comprising of a four-piece suite in the form of; high flush W.C, porcelain hand basin with Victorian style taps, free standing roll top bath with taps and shower attachment and low-level walk-in shower with mains fed mixer shower within. The room has a ceiling light, part tiling to walls, solid wood flooring with underfloor heating and obscure uPVC double glazed window.

LOFT

Accessed from the first-floor landing with pull down ladders, the loft has been partly boarded with Velux skylight, ideal for storage.

ADDITIONAL INFORMATION

The vendors have advised that the double glazing was fitted 3 years ago and can provide certificates. The vendors have also advised that the roof was replaced 2 years ago when the side extension was added for bedrooms one and four.



Garden

To the front of the home is a tarmac driveway and parking area which has space for four cars. There is also a garage which has an electric roller door with remote access, window, power and lighting. The property has gardens to three sides, to the side of the property it is mainly lawned with small borders with fruit trees and various plants and shrubs and a raised seating area. The garden continues around the property, past the conservatory to a hard standing and gravelled area where there is a further patio seating area which provides ample space for outdoor dining and entertaining. Drystone walling boards the rear garden and contains various plants and shrubs.





ADDITIONAL INFORMATION

The EPC rating is C-73 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.

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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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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