

16 North Close,  
Royston S71 4NS

OFFERS AROUND  
£280,000



TUCKED AWAY AT THE END OF A CUL DE SAC ON A GENEROUS CORNER PLOT, THIS THREE BEDROOM DETACHED FAMILY HOME HAS BEEN UPDATED IN RECENT YEARS BUT STILL HAS FURTHER POTENTIAL FOR DEVELOPMENT. IT BENEFITS FROM A PRIVATE ENCLOSED REAR GARDEN, SUPERB DINING KITCHEN, LARGE SHED WITH A HOME OFFICE SPACE, GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND C/ ENERGY RATING E

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a dark wood effect uPVC door into a lovely welcoming hallway. There is an abundance of space to remove coats and shoes on arrival. A carpeted staircase with a white painted balustrade leads to the first floor landing. Doors lead to the lounge and the dining kitchen.

### **LOUNGE 11'4" x 12'3" max**

Located to the front of the property with a lovely bay window giving views out to the front garden, this cosy lounge has ample space for lounge furniture and is the perfect spot to relax. A door leads to the hallway.



### **DINING KITCHEN 18'8" x 14'3" max**

Spanning the rear of the property this superb dining kitchen is lovely and light courtesy of a set of French doors and a bay window reaching out into the garden, Cream gloss base and wall units accompanied by wood effect worktops and a cream composite sink with a shower mixer tap give a contemporary feel. Cooking facilities comprise of an induction hob, integrated microwave and an electric fan oven with further integrated appliances including a dishwasher and an under counter fridge. There is a generous dining area with room to accommodate a large dining table. Spotlights to the ceiling and a contemporary light fitting over the kitchen counters illuminate the room beautifully. An exterior door gives access to the side of the property and an internal door leads to the hallway.



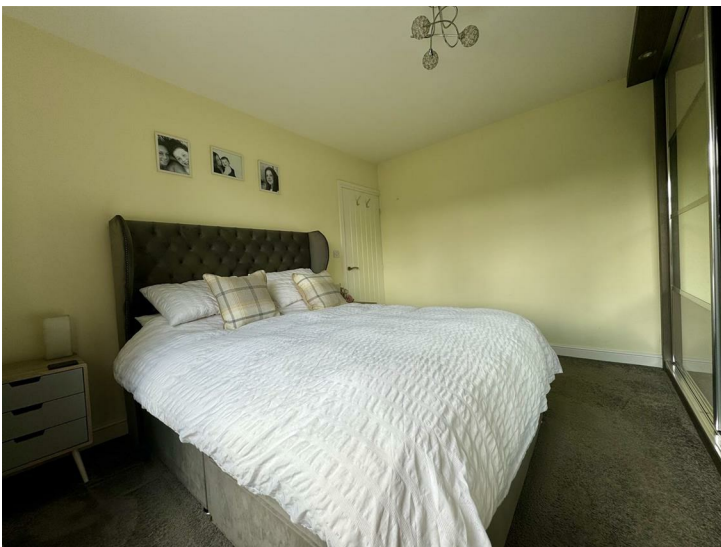
### **FIRST FLOOR LANDING 6'11" x 8'5" max**

Light and airy, this spacious landing has a hatch giving access to the loft and doors leading to the three bedrooms and shower room.



### **BEDROOM ONE 12'2" x 11'1" max**

Positioned to the rear of the property with pleasant views from its large window, this double bedroom benefits from modern sliding fitted wardrobes to one wall and has ample space for associated freestanding bedroom furniture. A door leads to the landing.



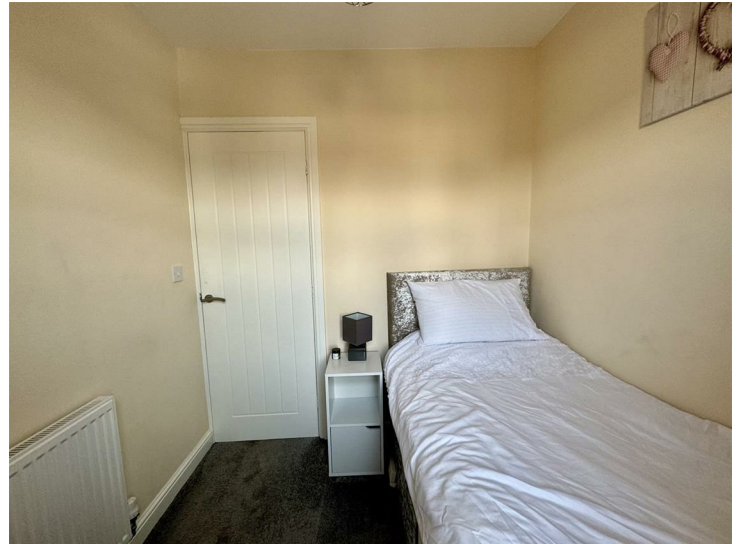
### **BEDROOM TWO 12'4" x 11'4"**

This second double bedroom can be found to the front of the property with a lovely bay window offering views over the quiet street. There is an abundance of space for freestanding bedroom furniture. A door leads to the landing.



**BEDROOM THREE 6'11" x 6'4" max**

This single bedroom would make a perfect nursery, home office or dressing room and is situated to the front of the property with a window looking over the street. A door leads to the landing.



**SHOWER ROOM 6'9" x 7'6"**

This practical shower room is fitted with a rope design white suite comprising of a pedestal wash basin with Victorian style taps and a matching low level W.C.. A double walk in shower enclosure is fitted with a thermostatic waterfall shower. The walls are fully tiled with marble effect tiles in tones of green and brown with an elaborate decorative border and cream PVC panels adorn the ceiling. To one corner is a built in open cupboard which has been shelved providing storage for bathroom essentials. Grey wood effect LVT flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.



## **REAR GARDEN**

To the rear of the property is a fabulous enclosed private garden with a raised garden area to one end which is ripe for further development. A patio provides a space for garden furniture and al fresco dining along with a further decked space for furniture to the bottom of the garden. The remainder of the space is laid to lawn. A gate leads out to the recreation space behind.





### **GARDEN BUILDING, GARAGE & OUTHOUSES**

To the side of the property is a large garden building which provides a storage area and a fantastic home office space. A single over long garage with light, power and an up and over door sits next to the shed. Brick built outhouses just outside the side door to the property provide an outside W.C. and a stacked utility solution with space for a washing machine and a tumble dryer.



### **FRONT & PARKING**

Wrought iron gates open to a generous driveway with space for multiple vehicles, the drive runs down the side of the property to the garage.

## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY C

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY AND GARAGE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS MAINS

\*Broadband & Mobile - ULTRAFast AND AVERAGE MOBILE SIGNAL

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

### **~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

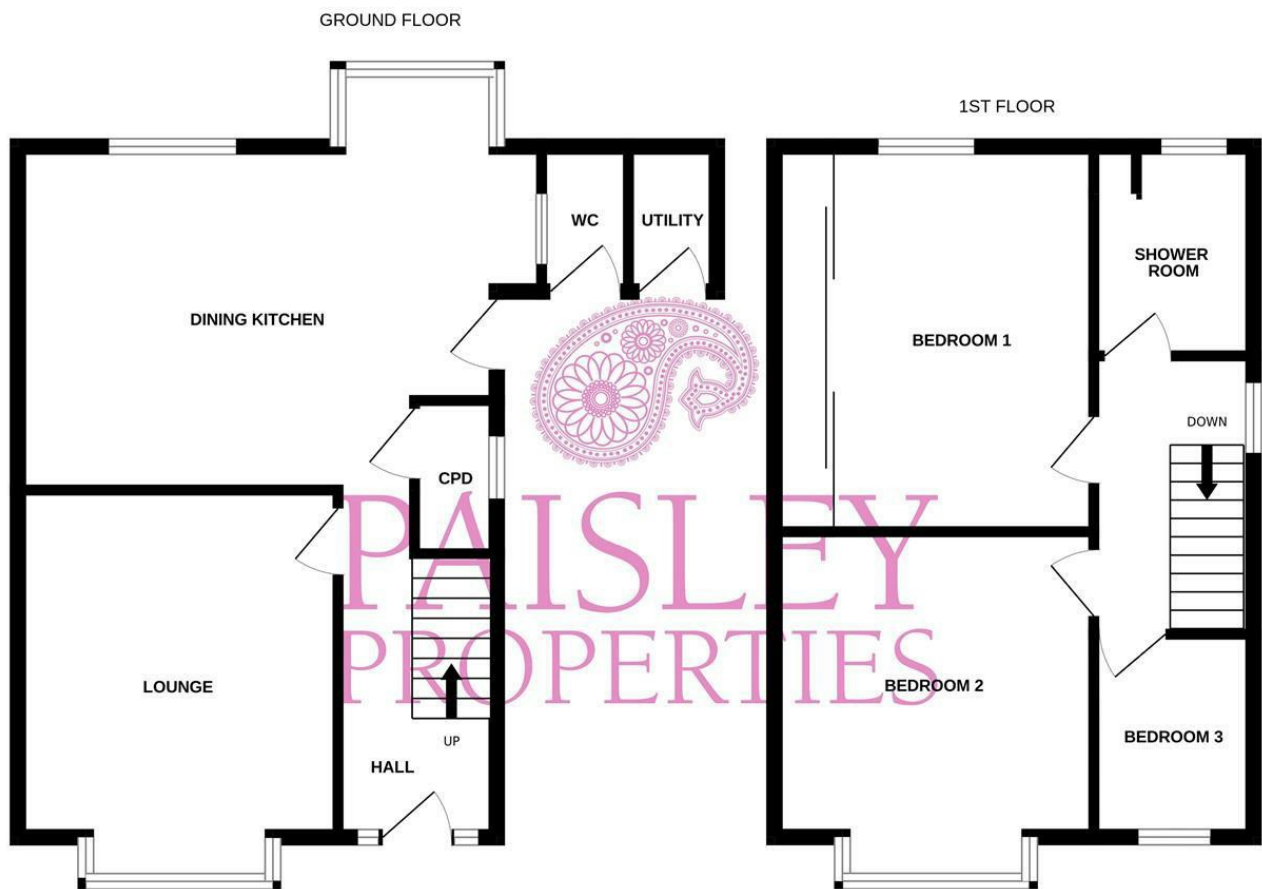
### **~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

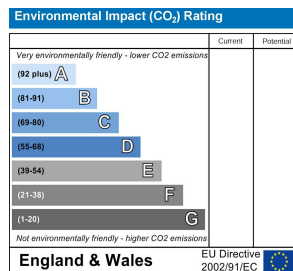
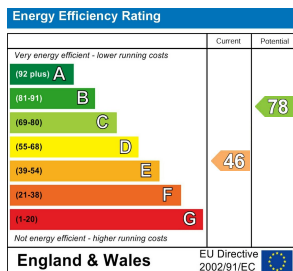
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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