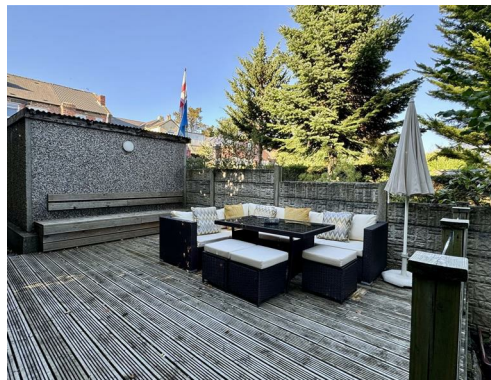


104 Midland Road,
Royston S71 4QT

OFFERS AROUND
£155,000



A THREE BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF ROYSTON OFFERED TO THE MARKET WITH A READY ESTABLISHED CHAIN. THE PROPERTY BOASTS HIGH QUALITY FIXTURES AND FITTINGS AND HAS UNDERGONE A PROGRAM OF RENOVATION BY THE CURRENT OWNERS. IT REALLY MUST BE VIEWED TO APPRECIATE WHAT IS ON OFFER.

TENURE: FREEHOLD / COUNCIL TAX BAND: A / EPC: E

PAISLEY
PROPERTIES

PORCH

You enter the property through a part glazed Upvc door into this handy porch which is both light and bright. Providing shelter from the elements to remove outdoor clothing and shoes this porch leads through a door into the lounge.

LOUNGE 12'1" max x 13'0" max

Positioned to the front of the property is this spacious lounge that boasts high ceilings and central chimney breast. An electric fire provides a central focal point to the space and the room can easily accommodate multiple pieces of freestanding furniture. A front facing window provides a pleasant street view and fills the room with natural light. A door leads through to the internal hall.



DINING / FAMILY ROOM 13'0" max x 14'1" max

Located towards the rear of the property this wonderful dining / family room really is the heart of the home and has been renovated recently creating a warm and welcoming space. There is ample space for both dining and living room furniture and is within easy access of the kitchen. The space is decorating in calming neutral tones and wood effect laminate flooring contrasts beautifully with this. There are spot lights to the ceiling and a rear facing window looks out over the rear courtyard and beyond. Doors lead through to the kitchen, internal hall and cellar.



CELLAR

A fantastic addition to this property, creating sought after storage space, the cellar occupies a large footprint underneath the lounge. Stone steps lead down to an open space that can be used for storage or could be converted to create a further living space if desired. There is light and power throughout.

KITCHEN 9'10" max x 6'8" max

This stylish and modern kitchen is located at the rear of the property and is fully equipped with integrated appliances. Beautiful olive green wall and base units are complemented by granite effect laminate work surfaces and a cream tile splash back ties the look together. A white composite sink with drainer has a black stylish mixer tap and there is a built in cooker, electric hob and concealed extractor fan over. Fully integrated appliances include a tall fridge freezer and washer dryer. A large rear facing window provides an abundance of light and peaceful view out over the rear courtyard and trees beyond. To the ceiling there is spot lighting and wood effect laminate flooring flows through from the dining room. A further door leads through to the rear porch.





REAR PORCH

The rear porch provides access from the rear courtyard through into the kitchen. There is a handy cupboard to store shoes with worksurface above and spotlights to the ceiling. Laminate flooring is underfoot and the external door benefits from a cottage style door with opener.

INTERNAL HALL, STAIRS & LANDING

Centrally an internal hall links the lounge and dining / family room and is carpeted with ceiling light above. Stairs ascend to the first floor landing where a window to the side of the property provides natural light. Doors lead to bedrooms one and two along with the house bathroom and a further staircase ascends to the second floor landing.

BEDROOM ONE 12'1" max x 12'2" max

Located to the front of the property is this generously proportioned master bedroom boasting high ceilings and ample space for freestanding furniture. A handy storage cupboard provides space for household items and a window to the front provides a pleasant street view. Underfoot the floor is carpeted and a door leads through to the landing.



BEDROOM TWO 6'11" max x 11'4" max

To the rear of the property and having been recently refurbished is this lovely second bedroom that will accommodate a double bed but is currently being used as a child's nursery. A window to the rear looks out over nearby treetops and there is pendant lighting to the ceiling. Underfoot the floor is carpeted and a door leads through to the landing.



HOUSE BATHROOM 5'4" max x 11'3" max

Having been completely modernised and positioned within easy access of all internal rooms the house bathroom comprises of a white three piece suite including a deep oval bath with mixer tap and electric shower over, a vanity mounted hand wash basin with useful drawers and a low rise w.c. The walls are tiled with white wall tiles along with striking mosaics in a contemporary design. A rear facing obscured window fills the space with light and a feature wall mirror provides additional lighting in addition to the ceiling spotlights. A handy storage cupboard provides space for bed linen and towels and there is a chrome heated towel rail. A door leads through to the landing.



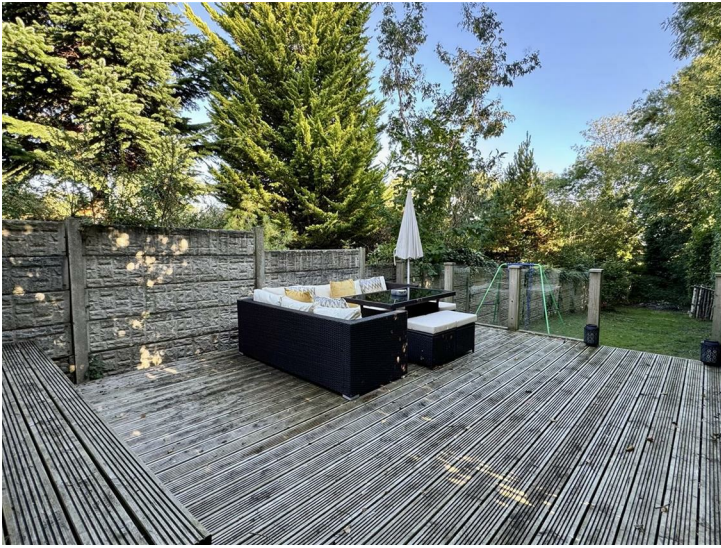
SECOND FLOOR LANDING

Stairs ascend from the first floor landing to the second floor where there is wall lighting and carpet underfoot. Storage occupying the eaves space is an excellent addition to this space and a door leads through to the third bedroom.

BEDROOM THREE 9'6" max x 13'6" max

Occupying the majority of the second floor this third bedroom is currently undergoing some renovation and would be a great addition to the property once complete. It is currently being used as a storage space but would accommodate multiple pieces of large bedroom furniture. There is pendant lighting overhead and carpeted flooring underfoot. A window to the side of the property provides natural light and a door leads to the second floor landing.

EXTERNAL



Externally to the front there is a low maintenance walled court yard and provides an excellent and welcoming frontage. Potted plants would add pops of colour and being flagged means the space does not require much upkeep.

To the rear of the property is a shared court yard providing parking for multiple vehicles along with access to an up and over garage. Beyond the garage is an unexpected and private garden that is mainly laid to lawn. An immediate decked area provides space for outdoor furniture to enjoy the summer months and a lawn beyond this provides a welcome space to enjoy the outdoors.





~ Material Information ~

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELEY A

PROPERTY CONSTRUCTION: BRICK

PARKING: GARAGE AND OFF STREET

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - Ultrafast broadband available, check mobile with your supplier

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: HISTORIC 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.

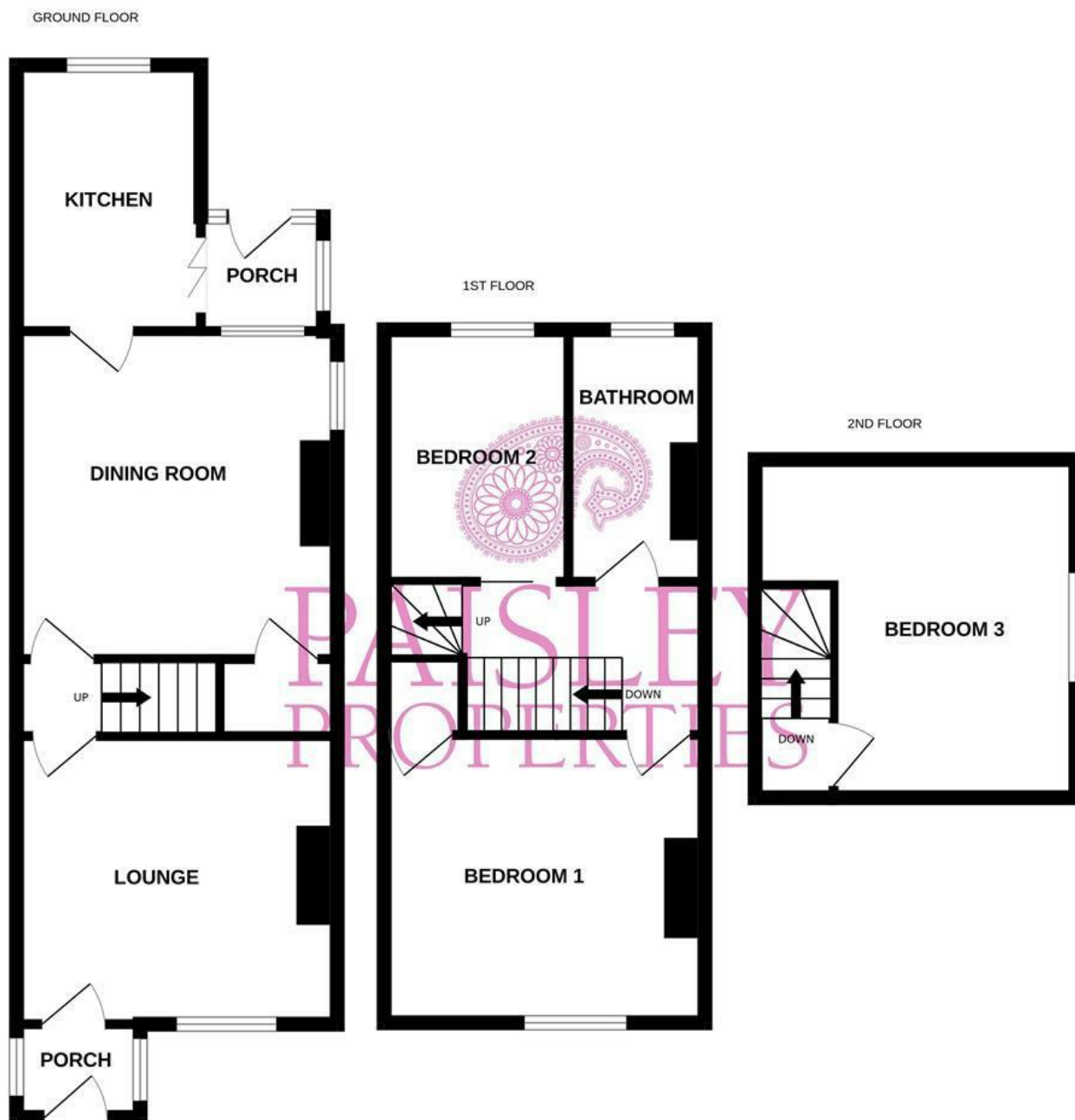
~ Paisley Mortgages ~

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
	49	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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