

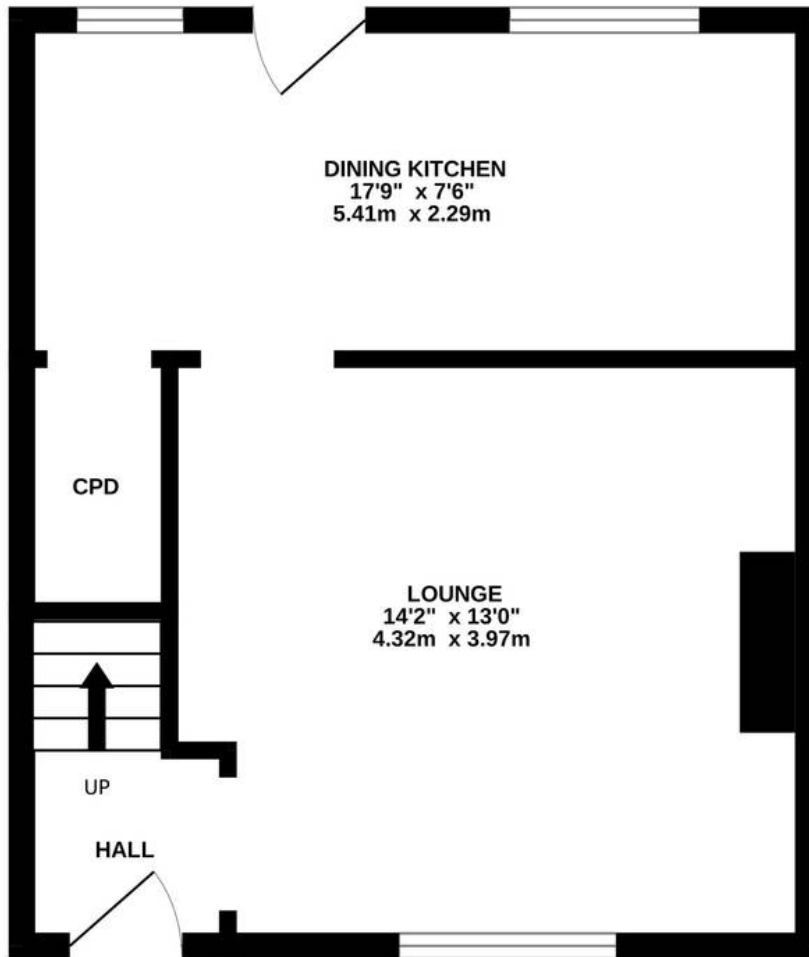


Royd Avenue, Millhouse Green

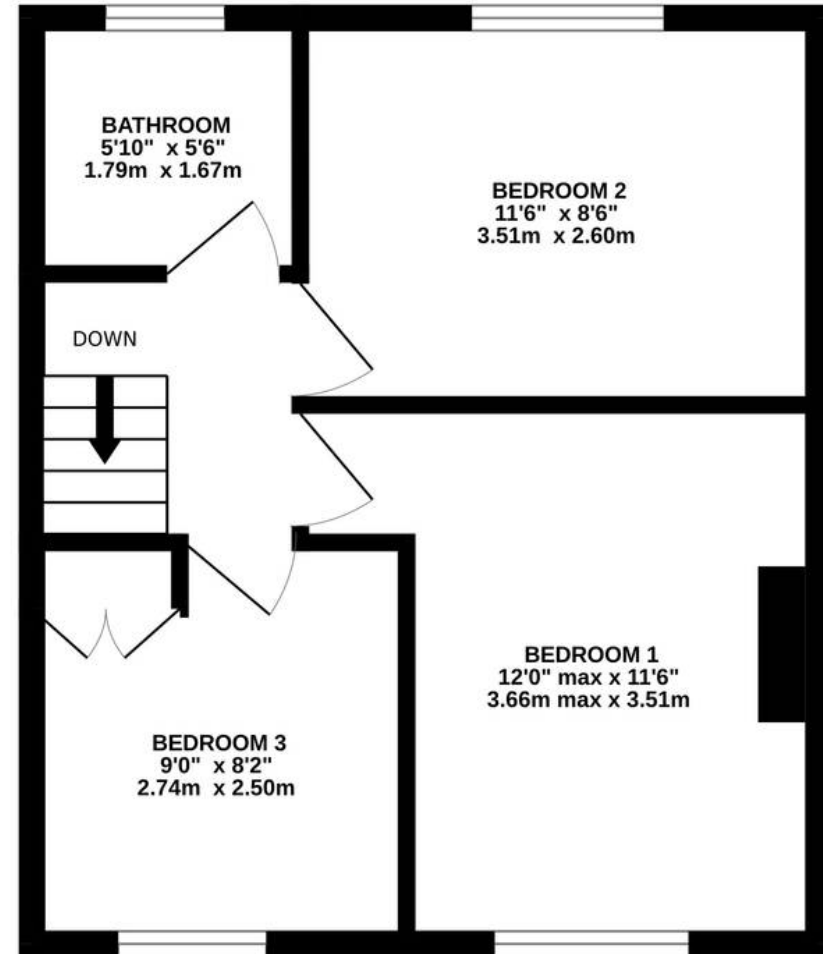
Sheffield

Offers in Region of £155,000

GROUND FLOOR



1ST FLOOR



ROYD AVENUE

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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Royd Avenue

Millhouse Green, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS THREE BEDROOM TERRACE PROPERTY LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC IN A HIGHLY CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES, BEAUTIFUL LOCAL COUNTRYSIDE AND YET WITHIN AN EASE OF REACH FOR MAJOR COMMUTER LINKS. The accommodation briefly comprises; To the ground floor, entrance hall, living room and dining kitchen. To the first floor, there are three bedrooms and bathroom and outside there are low maintenance gardens to the front and the rear.

- THREE BEDROOM TERRACE PROPERTY
- NO UPPER VENDOR
- QUIET RESIDENTIAL CUL-DE-SAC
- CLOSE TO LOCAL AMENITIES
- HIGHLY CONVENIENT LOCATION
- CLOSE TO BEAUTIFUL COUNTRYSIDE



ENTRANCE HALLWAY

Entrance gained via uPVC and obscure glazed door into the entrance hallway with ceiling light, central heating radiator, wood effect laminate flooring and staircase rising to the first floor. A doorway leads through to the living room.

LIVING ROOM

A front facing reception space with the main focal point being a coal effect gas fire set within ornate surround. There is ceiling light with ceiling rose, coving to the ceiling, two wall lights, continuation of the wood effect laminate flooring, central heating radiator and uPVC double glazed window to the front, a doorway leads through to the dining kitchen.

DINING KITCHEN

With ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in an ivory colour with contrasting wood block effect laminate work tops, tiled splashbacks and tiled floor. There are integrated appliances in the form of an electric oven, four burner electric hob with chimney style extractor fan over, plumbing for a washing machine, space for further appliances and a one and a half bowl stainless steel sink with chrome mixer tap over. The room is lit by two ceiling lights, central heating radiator and natural light is gained via two uPVC double glazed windows to the rear enjoying views across the valley. Composite and obscure glazed door gives access to the garden.



FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with ceiling light, spindle balustrade, wood effect laminate flooring and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

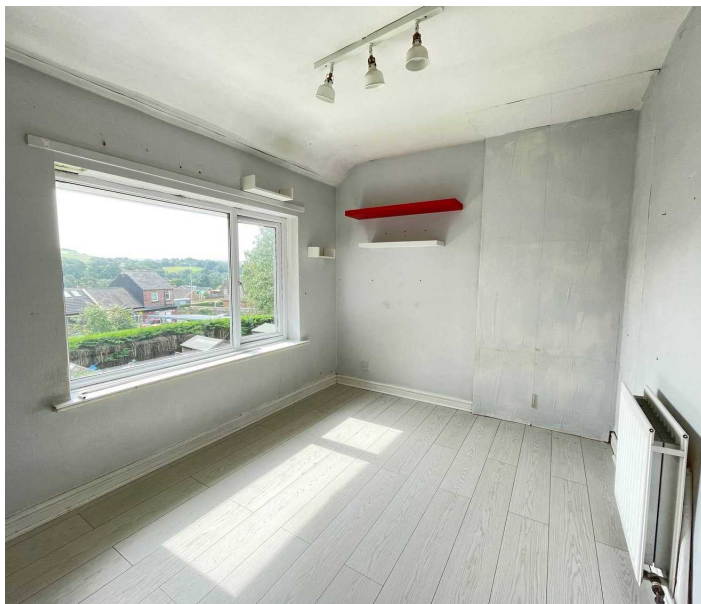
A front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the front and wood effect laminate flooring.

BEDROOM TWO

A double bedroom with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the rear enjoying views.

BEDROOM THREE

With ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front and a built in wardrobe above the bulkhead.





BATHROOM

Comprising of a three piece white suite in the form of a close coupled W.C., pedestal basin with chrome taps and P shaped bath with chrome taps and electric shower over with curved glazed shower screen. There is ceiling light, full tiling to the walls and floor and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a low maintenance gravelled and cobbled area with perimeter fencing and hedging and there is path leading to the front door. To the rear, there is a well sized enclosed garden with perimeter walling, fencing and hedging. Immediately behind the home, there is a flagged patio seating area beyond which there are areas of artificial grass space and flowerbeds. There is access over neighbouring properties to access the rear.



ADDITIONAL INFORMATION:

The EPC rating is a TBC and the Council Tax band is an A.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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****MAILING LIST**

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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 2pm

Sunday – 11am to 1pm



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