



2 Bed
House - Mid Terrace
located in Royston

11 Dove Hill
Royston
Barnsley
S71 4BX



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Asking price £110,000

*** LAWNED GARDEN AND PARKING - NO UPWARD CHAIN ATTACHED *** Wynn & Co Sales and Lettings are delighted to offer for sale this recently refurbished two bedroom mid terrace house, conveniently located for town centre shops with commuter links close by.

Offered for sale with no upward chain the accommodation briefly comprises:- front entrance door to living room, inner hall, open plan dining / secondary living area with kitchen off, stairs and landing, two good sized bedrooms and a spacious bathroom with bath and shower cubicle.

Externally the property has a lawned and fenced garden area to the front and a rear yard which offers off street parking.

Living Room

13'1" x 12'9"

UPVC double glazed front door opens into the living room with central heating radiator under UPVC double glazed window to the front aspect.

Inner Hall

Inner hall with staircase leading off.

Dining Room

13'9" x 13'1"

Second reception room for either dining or further living space with central heating radiator and UPVC external door.

Kitchen

8'10" x 7'6"

Open plan from kitchen and fitted with a range of units to both high and low levels, complimented with laminate worktops and splashback tiling. Inset stainless steel sink unit with mixer tap, fitted four gas hob with electric oven under and stainless steel extractor over, plumbing for washer and space for tall free standing fridge freezer. Tiling to floor and UPVC double glazed window to the rear aspect.

Stairs and Landing

Staircase leads off dining room to first floor accommodation.

Bedroom One

13'1" x 13'1"

Double Bedroom with central heating radiator under UPVC double glazed window to the front aspect.

Bedroom Two

13'1" x 9'2"

Second good sized bedroom with central heating radiator under UPVC double glazed window to the rear aspect

Bathroom

8'10" x 7'6"

Furnished with a white suite comprising a modern panelled rectangular bath, corner shower cubicle, low level WC and pedestal wash hand basin. Part tiled to walls, tiled flooring and UPVC double glazed rear window with frosted glass.

Exterior

Rear enclosed yard with double wrought iron gates for off street parking. Lawned and fenced front garden with split into two areas with access in-between.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly



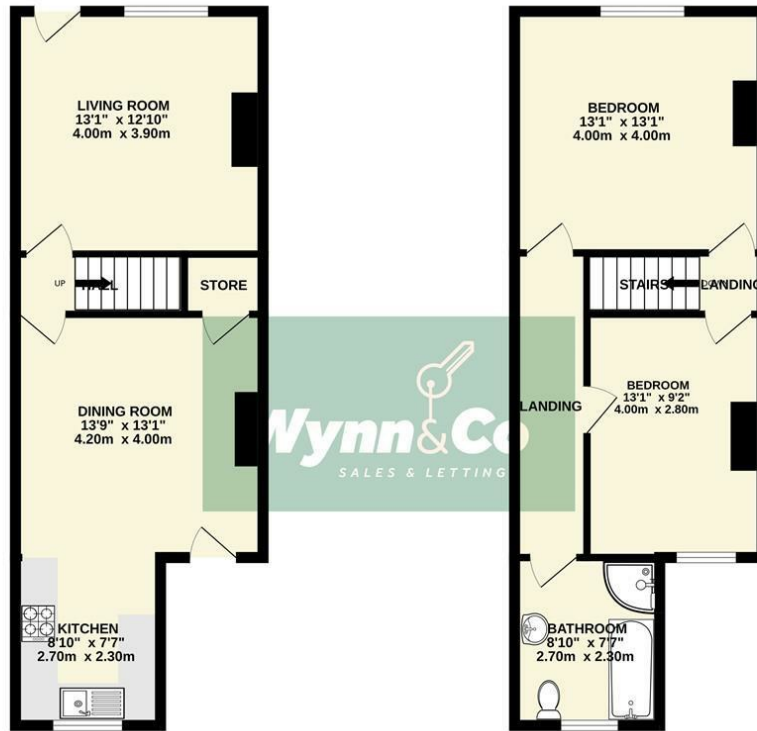
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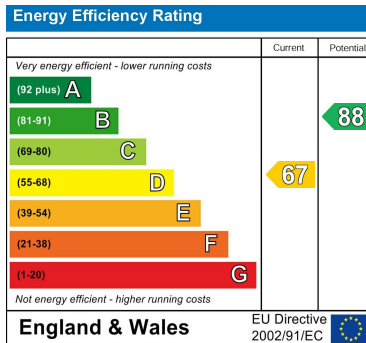
GROUND FLOOR

1ST FLOOR



TWO BEDROOM MID TERRACE HOUSE

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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DIRECTIONS

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