



6 Midland Cottages, Royston, Barnsley, S71 4EE

Asking Price £250,000

MERRYWEATHERS are proud to offer to the market this two bedroom extended picturesque cottage. The property is immediately impressive from the point of arrival with its stunning curb appeal and country feel. The Cottage is neutrally decorated throughout and is presented to a high standard and briefly comprises of Lounge, Kitchen/ diner and downstairs WC, The first floor accommodation offers two double bedrooms and family bathroom.

The property also provides a garage with driveway, separate garden area and summer house. This beautiful property is a must to view to appreciate what it has to offer.

Call MERRYWEATHERS to arrange a viewing today on 01226 730850

Entrance Hall

With a front facing composite entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 13'1" x 12'2" (4.00 x 3.72)



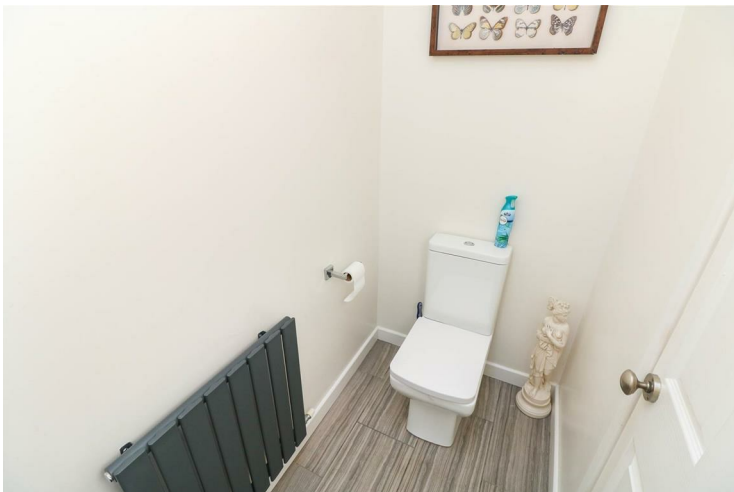
With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fire with oak surround.

Kitchen/ Diner 21'3" x 15'6" reducing to 7'2" (6.49 x 4.74 reducing to 2.19)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with integrated appliances to include an Electric hob and Oven, automatic washing machine, dishwasher and fridge freezer. The room hosts two central heating radiators, side facing bi fold doors to the courtyard and cupboard housing the boiler.

Downstairs WC 3'1" x 7'2" (0.94 x 2.20)



Situated to the rear of the kitchen with low flush WC, vanity hand was unit and central heating radiator.

Master Bedroom 9'0" x 17'3" (2.76 x 5.27)



Located to the front of the property with two front facing windows. The rooms is neutrally decorated throughout and benefits from a large built in storage cupboard and central heating radiator.

Second Bedroom 7'7" x 9'1" (2.33 x 2.78)



Being of a double size with a rear facing UPVC window, neutral décor and central heating radiator.

Family Bathroom 12'3" x 8'7" (3.74 x 2.64)



With a three piece suite comprising of a bath with shower above, vanity unit with his and hers wash basins, low flush WC, central heating radiator and fitted mirrored wardrobes.

External



To the front of the property is a gravelled garden with established plants and shrubs. To the rear of the property is a court yard style garden with additional garden area, with garage and summerhouse.

Material Information

Council Tax Band B

Tenure Freehold

Property Type Mid Terrace Cottage

Construction type Brick built

Heating Type Oil central heating

Water Supply Mains water supply

Sewage Type Septic Tank

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Driveway and Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

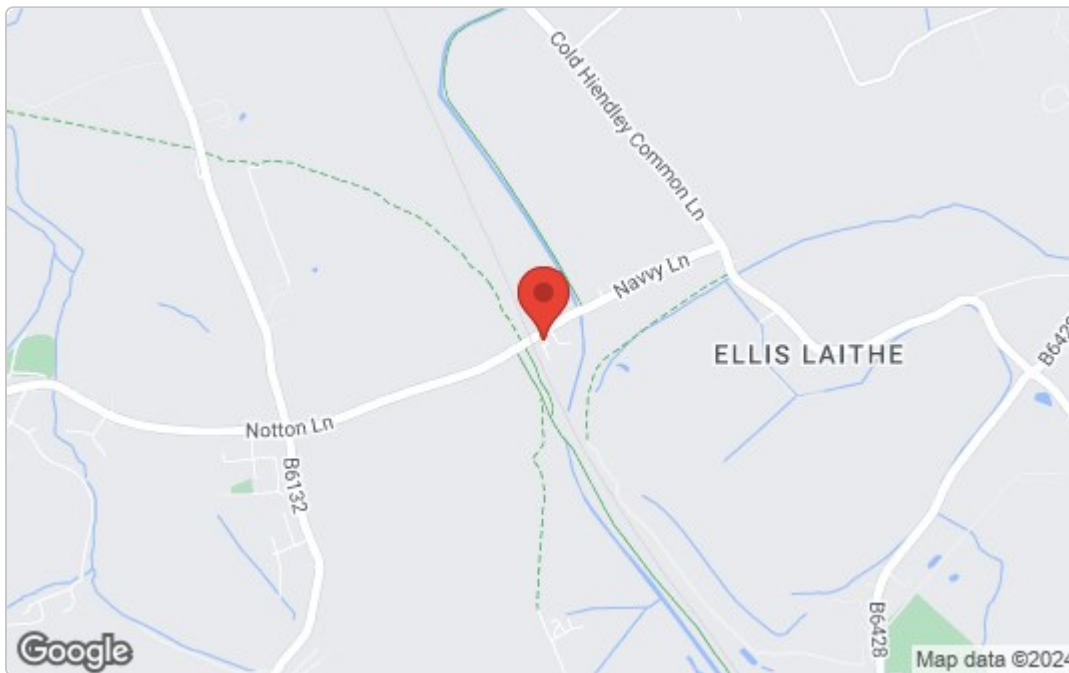
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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