



17 Meadow Road, Royston, Barnsley, S71 4AH

**Offers In The Region Of £300,000**

FANTASTIC FOUR BEDROOM DETACHED HOUSE, Located in a Cul-de-Sac location. We highly recommend you to book a viewing of this stunning home... .. you will not be disappointed. The property briefly comprises: Ground floor hallway, utility room/WC, lounge, dining room and stylish kitchen, first floor landing, four double bedrooms (with en-suite to master bedroom) and family bathroom. New front door and windows recently been fitted. Outside offers driveway for 4 vehicles and a garage and family gardens. CALL MERRYWEATHERS NOW TO ARRANGE YOUR VIEWING ON 01226 730850.

**Entrance Hall 5'5" x 15'4" (1.67 x 4.68)**



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

**Lounge 10'2" x 15'3" (3.12 x 4.65)**



With a front facing UPVC bay window, central heating radiator and decorative coving to the ceiling. The Lounge benefits from carpet to the flooring and modern homely décor.

**Kitchen 12'4" x 8'5" (3.77 x 2.57)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a black drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include electric oven and hob with extractor hood above, fridge freezer and dishwasher. The kitchen hosts a central heating radiator and benefits from additional under stairs storage.

**Dining Room 10'3" x 12'5" (3.13 x 3.79)**



With rear facing UPVC French door to the garden, decorative coving to the ceiling and central heating radiator. The Dining room is a bright room with laminate floor covering and neutral décor a great space for entertaining.

**Utility Room 5'4" x 6'4" (1.63 x 1.95)**



With a side facing UPVC door and window, stainless steel sink and drainer unit with mixer tap, plumbing for a automatic washing machine and wall mounted units..

**Downstairs WC 3'4" x 5'1" (1.02 x 1.57)**



With a low flush WC and hand wash basin, central heating radiator and rear facing UPVC window.

**Master Bedroom 13'4" x 15'5" (4.08 x 4.72)**



With a front facing UPVC window and central heating radiator. The master bedroom is larger than average allowing space for additional furniture. There is carpet to the flooring and the room is decorated tastefully.

**En Suite 6'2" x 6'6" (1.88 x 1.99)**



With a three piece suite comprising of a walk in shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

**Bedroom Two 17'11" x 8'6" (5.47 x 2.61)**



With a front facing UPVC window and central heating

radiator. The second bedroom is a great size again with carpet to the flooring and modern décor.

**Bedroom Three 9'4" x 12'4" (2.85 x 3.78)**



With a rear facing UPVC window and central heating radiator. The Room is of double size benefiting from carpet to the flooring and neutral décor.

**Bedroom Four 8'9" x 8'5" (2.68 x 2.59)**

With a rear facing UPVC window central heating radiator and recess space for wardrobes. The bedroom is currently used as storage so no photos available at this stage however there is carpet to the flooring and again benefits from being a good size room with neutral décor.

**Family Bathroom 8'9" x 6'7" (2.67 x 2.02)**



With a four piece suite comprising of a walk in shower, bath tub, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Front Elevation



To the front of the property is a laid to lawn garden with drive way providing off road parking for two vehicles which in turn leads to the garage.

### Garage 8'2" x 17'9" (2.51 x 5.42)

With a up and over door, the garage benefits from full electrics and lighting.

## Rear Elevation



To the rear of the property is a laid to lawn garden with patio area. The garden is surrounded by a timber fence.

### Addition information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Standard

Heating Type - Gas central heating (untested)

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

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 - Off Road

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>

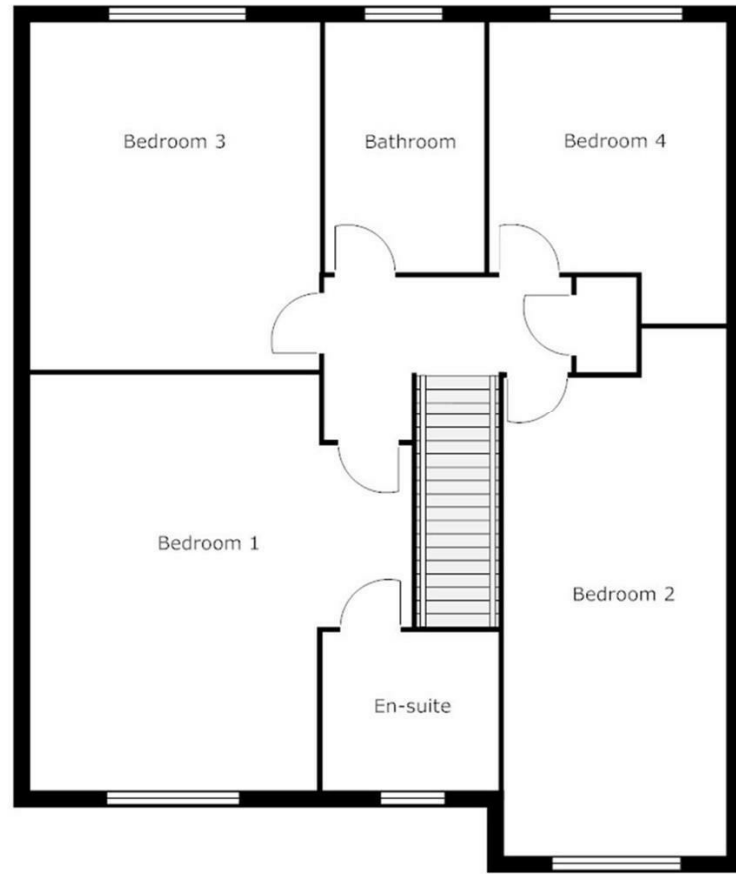
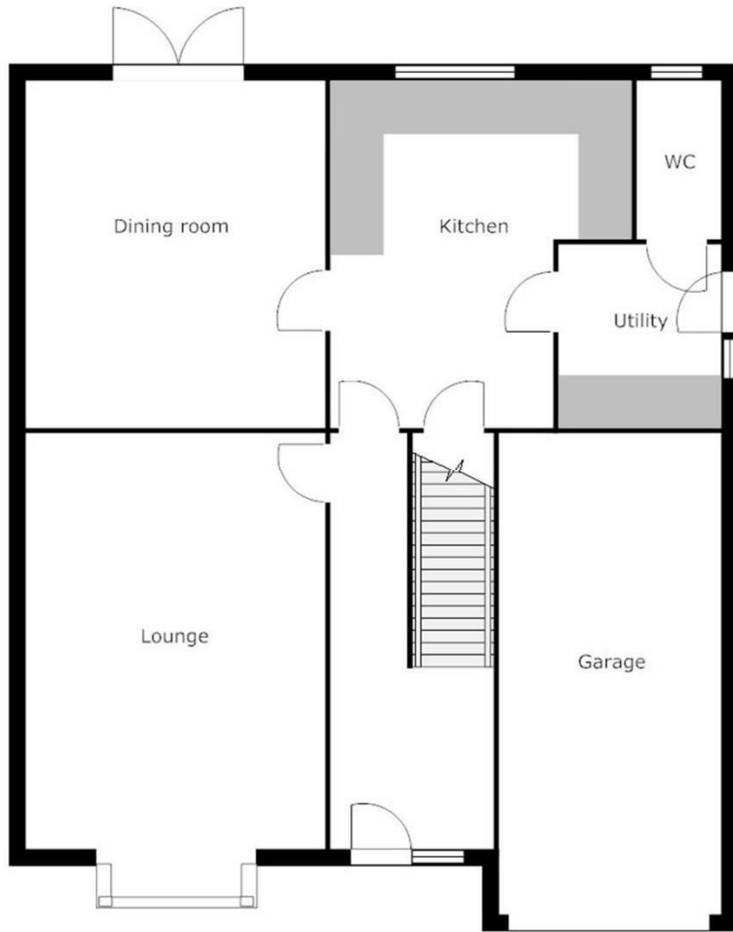
Planning permissions N/A

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 conveyancing solicitor.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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