



6 Peartree Orchard, Royston, Barnsley, S71 4FT

**Offers Over £270,000**

This detached property, located in a peaceful area, features four spacious double bedrooms including a master with built-in wardrobes and an en-suite, two light-filled reception rooms, a well-situated kitchen, an integral garage, and offers a rare blend of space, privacy, and tranquillity, making it ideal for families and couples.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

## Introduction

Presenting a prized detached property, listed for sale and situated in a peaceful location. This property is an absolute gem for families and couples alike, providing a serene and private living space. The accommodation boasts four impressively proportioned double bedrooms, making it an ideal choice for those seeking spacious living quarters.

The master bedroom is a particular highlight, offering built-in wardrobes and an en-suite facility, creating a tranquil space for relaxation and privacy. The remaining three bedrooms are equally spacious, each accommodating a double bed with ease, providing ample room for personalization.

At the heart of the home, you'll discover two separate reception rooms, each abundant with natural light pouring in from the large windows. These rooms provide a perfect setting for both entertaining guests and enjoying quiet family evenings. Complementing the reception rooms is a well-situated kitchen, ready to cater to all your culinary needs.

The property further benefits from an integral garage, an often sought-after feature providing secure parking or additional storage space. A single, well-appointed bathroom serves the remaining bedrooms.

This property offers a rare blend of space, privacy and quiet, making it a highly desirable choice for families or couples. The sheer space and potential this property offers are not to be missed. Secure a viewing today to truly appreciate what this outstanding property has to offer.

## Entrance Hall



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

## Lounge 11'7" x 14'3" (3.55 x 4.36)



With rear facing UPVC French doors enjoying views over the rear garden and central heating radiator. The room is decorated neutrally with carpet to the flooring.

## Dining Room 8'6" x 10'11" (2.60 x 3.33)



With a front facing bay window and central heating radiator. The room decorated with neutral tones and benefits from laminate flooring.

## Kitchen 8'5" x 15'3" (2.58 x 4.65)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with electric oven and gas hob with hood above, space and plumbing for an automatic washing machine. With further plumbing for a dishwasher the room hosts a tiled floor, rear facing UPVC French doors enjoying views out to the rear garden.

**Down Stairs WC 3'1" x 4'11" (0.95 x 1.52)**



with a two piece suite comprising of a low flush WC, hand wash basin and central heating radiator. The room also benefits from a side facing opaque UPVC window allowing natural light.

**Master Bedroom 9'7" x 11'6" (2.93 x 3.52)**



With a front facing UPVC window and central heating radiator. The master bedroom features fitted wardrobes and an en suite shower room.

**En Suite 4'4" x 4'8" (1.33 x 1.43)**



With a free piece comprising of a low flush WC, hand wash basin and walk in shower.

**Bedroom Two 8'5" x 12'11" (2.57 x 3.96)**



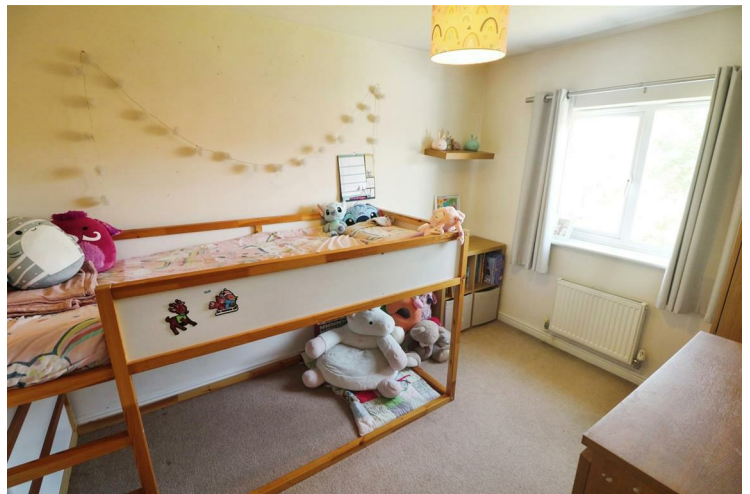
With a front facing UPVC window and central heating radiator. The room is of double size with neutral décor and carpet to the flooring.

**Bedroom Three 8'7" x 11'10" (2.62 x 3.63)**



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

**Bedroom Three 8'4" x 10'11" (2.56 x 3.34)**



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

### Family Bathroom 6'6" x 5'10" (2.00 x 1.79)



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

### Integral Garage 8'2" x 16'8" (2.50 x 5.10)

Secured with a up and over door, benefitting from lights and sockets and access door to the house.

### Front Elevation



To the front of the property is a laid to lawn garden with driveway providing off road parking for one vehicle which in turn leads to the garage.

### Rear Elevation



To the rear of the property is a good sized laid to lawn garden with patio area perfect for entertaining on those warmer days.

### Material Information

Council Tax Band: D

Tenure: Freehold

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

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: Driveway

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

**Tel: 01226 730850** E-mail: barnsley@merryweathers.co.uk

**Offices also at: Rotherham & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
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