



15 Church Hill, Royston, Barnsley, Yorkshire, S71 4NQ

**Offers In The Region Of £195,000**

Merryweathers are proud to offer to the market this three bed semi detached property situated in a popular residential area of Royston close to a range of shops, schools and amenities.

This fabulous property is ideal for the first time buyer, growing family or investor looking to expand there property portfolio. The property briefly comprises of Kitchen, Lounge, Conservatory, Three Bedrooms and family Bathroom.

The property boasts of having a beautiful south facing split level garden with patio and artificial lawn perfect for entertaining on those warmer days.

Viewing is HIGHLY recommended to appreciate what this property has to offer.

Call Merryweathers to arrange your viewing today 01226 730850



### Lounge 13'0" x 12'6" (3.98 x 3.82)



With a rear facing upvc doors to the conservatory, central heating radiator, decorative coving to the ceiling, oak wood flooring and the focal point of the room being the decorative fireplace with electric fire.

### Kitchen



Set beneath the rear facing UPVC double glazed window with fitted shutters and incorporated into the roll edge work surface is a grey drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With appliances to include induction hob, electric oven and integrated fridge and freezer, space and plumbing for an automatic washing machine, central heating radiator and useful under stairs storage cupboard.

### Conservatory 8'3" x 12'0" (2.54 x 3.66)



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden.

### Bathroom 5'10" x 5'0" (1.80 x 1.54)



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

### Master Bedroom 12'6" x 9'5" (3.83 x 2.89)



With a rear facing upvc bay window, central heating radiator and comprehensive fitted wardrobes.

### Second Bedroom 10'4" x 7'10" (3.15 x 2.40)



With a front facing upvc window and fitted shutters, central heating radiator and built in storage cupboard that houses the boiler.

### Third Bedroom 6'0" x 8'1" (1.84 x 2.47)



With a rear facing upvc window, central heating radiator and built in storage cupboard.

### Rear Elevation

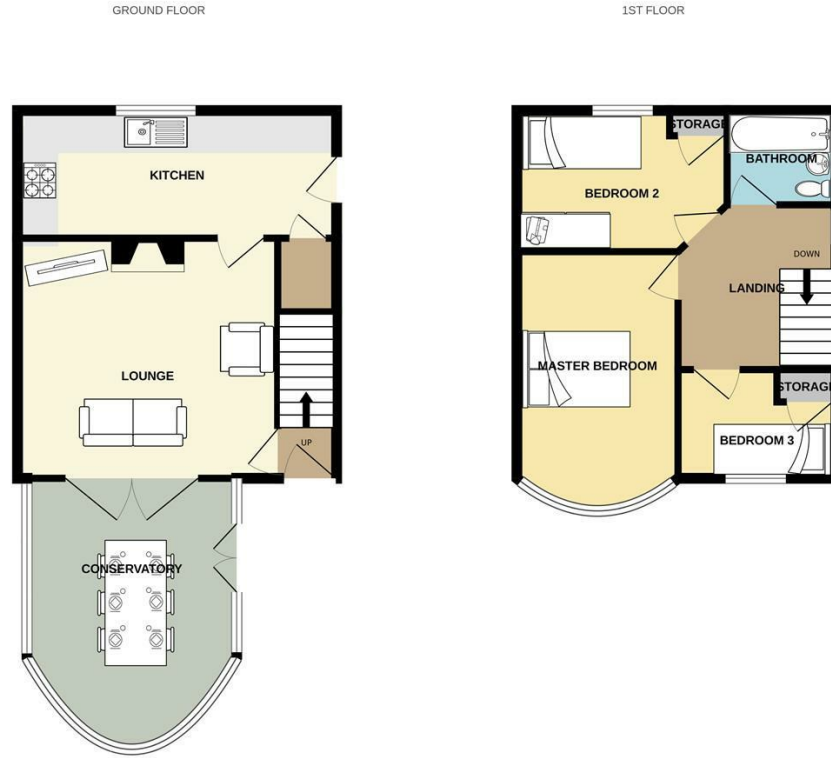


To the rear of the property is a beautiful split level south facing garden with patio area and artificial lawn making the outdoor space easy to maintain and perfect for entertaining on those warmer day.

The property also benefits from having outdoor electrics and CCTV.

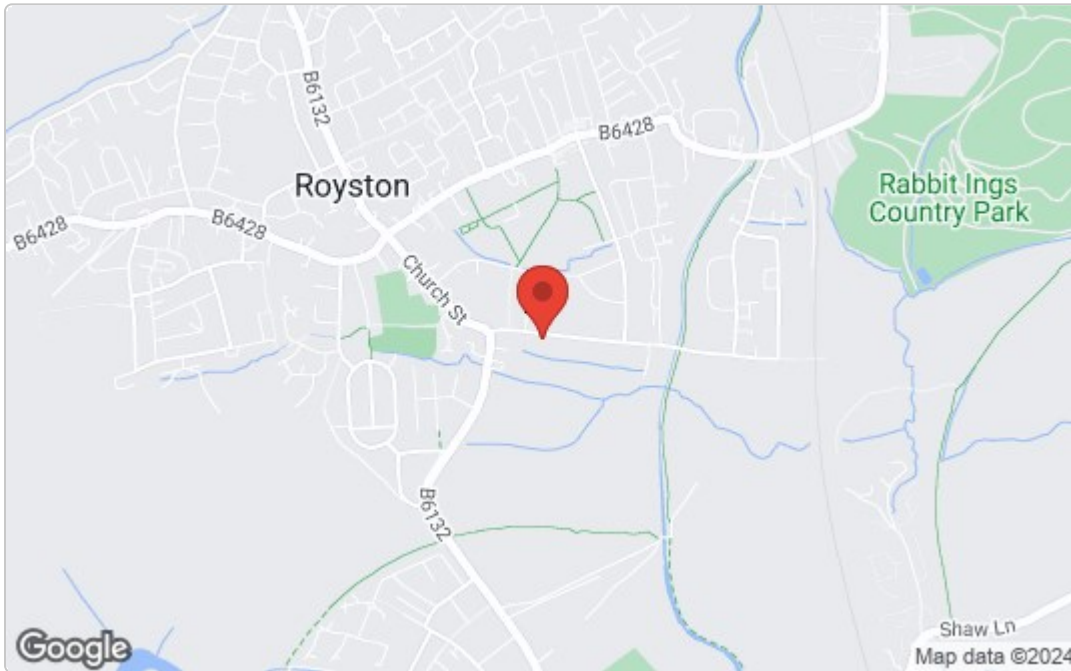


# Floor Plan

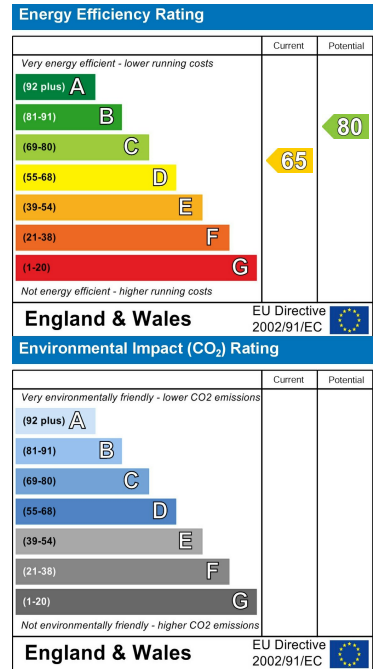


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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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