



3 Filey Avenue, Royston, Barnsley, S71 4PZ

Offers In The Region Of £87,500

Presenting a charming semi-detached property for sale, Freehold, featuring two double bedrooms, one bathroom, a well-proportioned reception room with large windows, new carpets throughout, and an ideal location with excellent transport links and local amenities.

Call Merryweathers today to arrange your viewing on 01226 730850

Property Introduction

Presenting a charming semi-detached property, currently listed for sale. This delightful abode boasts two double bedrooms, offering ample space for both rest and relaxation. The property further benefits from one bathroom, providing a functional and efficient layout.

The heart of the home is undoubtedly the well-proportioned reception room, which is graced with large windows that bathe the room in natural light, creating a welcoming and warm environment. It's the ideal space for cosy family evenings or entertaining guests.

The property also has a kitchen, which is the perfect canvas to showcase your culinary skills.

An exceptional feature of this home is the new flooring throughout, adding a touch of elegance and comfort to the property. The property is ideally located with excellent public transport links and local amenities nearby, making everyday living convenient and effortless.

This property is ideal for a range of potential buyers. Families will appreciate the spacious bedrooms and communal areas, couples will enjoy the comfortable living spaces, and investors will recognise the potential this property holds for a strong yield.

With its combination of spacious interiors, practical features, and a strategic location, this semi-detached property is an opportunity not to be missed.

Lounge 13'0" x 11'4" (3.98 x 3.46)



With a front facing UPVC window and central heating radiator with the focal point of the room being the brick fireplace.

Kitchen 9'6" x 13'0" (2.90 x 3.97)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and space for a small dining table and chairs.

Bedroom One 9'10" x 9'4" (3.01 x 2.87)



With a rear facing UPVC window and central heating radiator. The room is of double size and benefits from a built in storage cupboard which houses the boiler.

Bedroom Two 11'4" x 7'7" (3.47 x 2.32)



With a front facing UPVC window and central heating radiator. The room is of double size and benefits from a built in storage cupboard.

Bathroom 8'4" x 5'2" (2.55 x 1.58)



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.

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.

External



The property benefits from a small back yard surrounded by a timber fence.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi 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: On street

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

Floor Plan



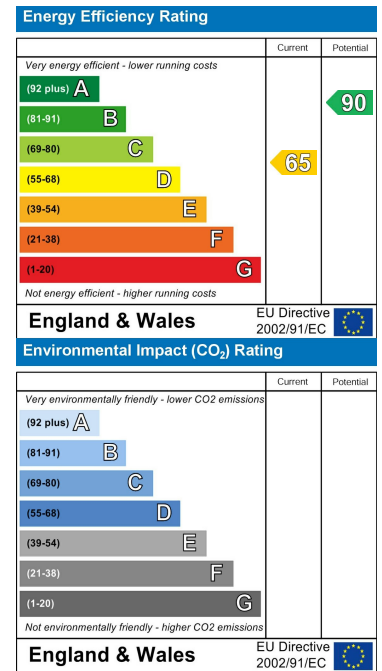
Ground Floor

First Floor

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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