



15 Ashley Croft, Royston, Barnsley, Yorkshire, S71 4SH

Offers In The Region Of £324,995

MERRYWEATHERS are proud to offer to the market this immaculate detached extended bungalow, located in a peaceful cul-de-sac, featuring an open-plan kitchen diner with two double bedrooms, a luxurious bathroom and a south-facing garden, offering a perfect blend of comfort and style in a highly sought-after area.

Viewings are HIGHLY recommended to appreciate what this STUNNING property has to offer

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

MERRYWEATHERS delighted to present this immaculate, detached bungalow for sale, situated in a highly sought-after location in a peaceful cul-de-sac. This property showcases an open-plan design, incorporating one reception room, two double bedrooms, a bathroom, and a kitchen.

The property is perfect for families and couples alike, offering an array of unique features. The reception room, separate from the rest of the house, boasts a beautiful garden view and provides direct access to a south-facing garden via bi-folding doors. This outdoor space is a particular highlight of the property, benefitting from outdoor electrical points.

The master bedroom features a Velux window, flooding the room with natural light, while the second bedroom is equally spacious, providing ample living space. The bathroom is a showstopper, fitted with a free-standing bath, a rain shower, and a heated towel rail for added comfort and luxury.

The kitchen, with its open-plan design and dining space, is a home cook's dream. It features durable granite countertops, providing plenty of room to prepare meals. The property also comes with a garage and additional parking space, a valuable commodity in such a desirable location.

Throughout the property, the beautiful Karndean flooring adds an element of sophistication and is easy to maintain. The property falls under council tax band C.

This property is a perfect blend of comfort and style, providing a unique living experience in a coveted location. Don't miss out on this fantastic opportunity.

Kitchen Diner 18'7" x 20'2" (5.68 x 6.15)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with integrated appliances to include an Induction hob and Oven, microwave, fridge freezer and automatic washing machine. The room hosts a central heating radiator and multi fuel burner.

The kitchen diner is a great space allowing room for a dining table and further furniture perfect for everyday family life.

Bathroom 7'4" x 8'5" (2.25 x 2.57)



With a four piece suite comprising of a walk, free standing bath, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 8'5" x 12'5" (2.59 x 3.80)



With a Velux window allowing natural light and central heating radiator, the bedroom benefits from neutral décor featuring spot lights to the ceiling.

Bedroom Two 7'6" x 6'6" (2.29 x 1.99)

With a side facing UPVC window and central heating radiator. The room is currently used for storage but has previously had a double bed in.

Reception Room 16'2" x 12'10" (4.94 x 3.93)



Located to the rear of the property with bi folding doors enjoying views out to the garden. The room is currently used as a lounge but could easily be used as a master bedroom or further entertainment space. The room features spotlights to the ceiling, tiles to the flooring, two central heating radiators and side facing UPVC door to the garden/ driveway.

Front Elevation



The front of the property provides off road parking for several vehicles. To the side of the property is further off road parking which in turn provides access to the detached garage which also benefits from a electric roller door and full lights and sockets.

Rear Elevation



To the rear of the property is a split level garden made up from decking providing a great outdoor space for entertaining.

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Detached

Construction type Brick built

Heating Type Dual fuel (gas & Coal)

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 & 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.

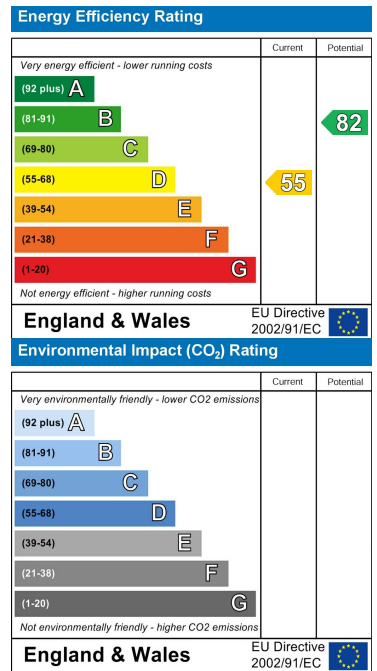
Floor Plan



Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

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
Registered in England and Wales No. 6679044

