



5 Plantation Avenue, Royston, Barnsley, S71 4NF

By Auction £180,000

FOR SALE VIA MODERN METHOD AUCTION

AUCTION DATE 2/7/2025 @1:00

Offered to the market requiring renovation is this spacious TWO bedroom DETACHED bungalow in the popular area of Royston, Barnsley.

The property briefly comprises of lounge, kitchen, dining area, two bedrooms and house bathroom.

Externally the property offers a good sized laid to lawn garden with drive way and garage.

Viewings are recommended to see the potential call MERRYWEATHERS today on 01226 730850.

Property Introduction

For sale: This detached bungalow comes to the market with the potential for an exciting project. While the property does require a degree of renovation, it offers a superb opportunity for investors or families looking for a property to put their own stamp on.

The existing layout includes two bedrooms, a double and a single, which are served by a single bathroom. The property also benefits from a singular reception room, boasting a distinct bay window that allows for an influx of natural light, enhancing the overall liveability and appeal of the space.

The kitchen, currently in need of updating, presents a fantastic chance for the new owners to design a bespoke culinary space to their individual tastes.

In addition to this, the property sits within Council Tax Band B, making it a financially viable option for those looking for a cost-effective renovation project.

One of the distinguishing features of this property is its outside space. The garden offers a tranquil retreat and the single garage provides a secure place for parking or additional storage.

Despite its need for refurbishment, the property holds a great deal of potential. With a touch of creativity and a bit of work, this detached bungalow can be transformed into a wonderful family home or a profitable investment property.

This is a unique opportunity to acquire a bungalow with immense potential. Interested parties are encouraged to view the property at their earliest convenience.

Lounge 11'11" x 11'10" (3.64 x 3.63)



With a front facing bay window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset

Kitchen 10'8" x 6'2" (3.27 x 1.90)



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

Dining Room 7'6" x 9'9" (2.31 x 2.99)



With a rear facing UPVC window and central heating radiator.

Bedroom One 11'11" x 11'10" (3.64 x 3.63)



With a front facing bay window and central heating radiator.

Bedroom Two 8'0" x 9'10" (2.46 x 3.01)



With a rear facing UPVC window and central heating radiator.

Bathroom 4'3" x 6'10" (1.32 x 2.10)



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

External

With well maintained laid to lawn gardens and drive way which also provides access to the detached garage.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation

Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960.00 including VAT These services are optional.

Material Information

Council Tax Band: B

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 & 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

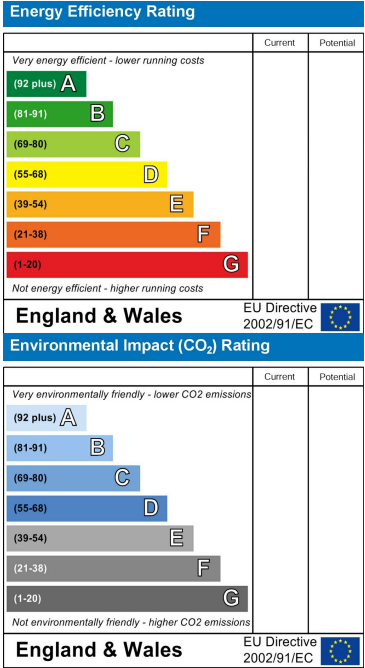


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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

