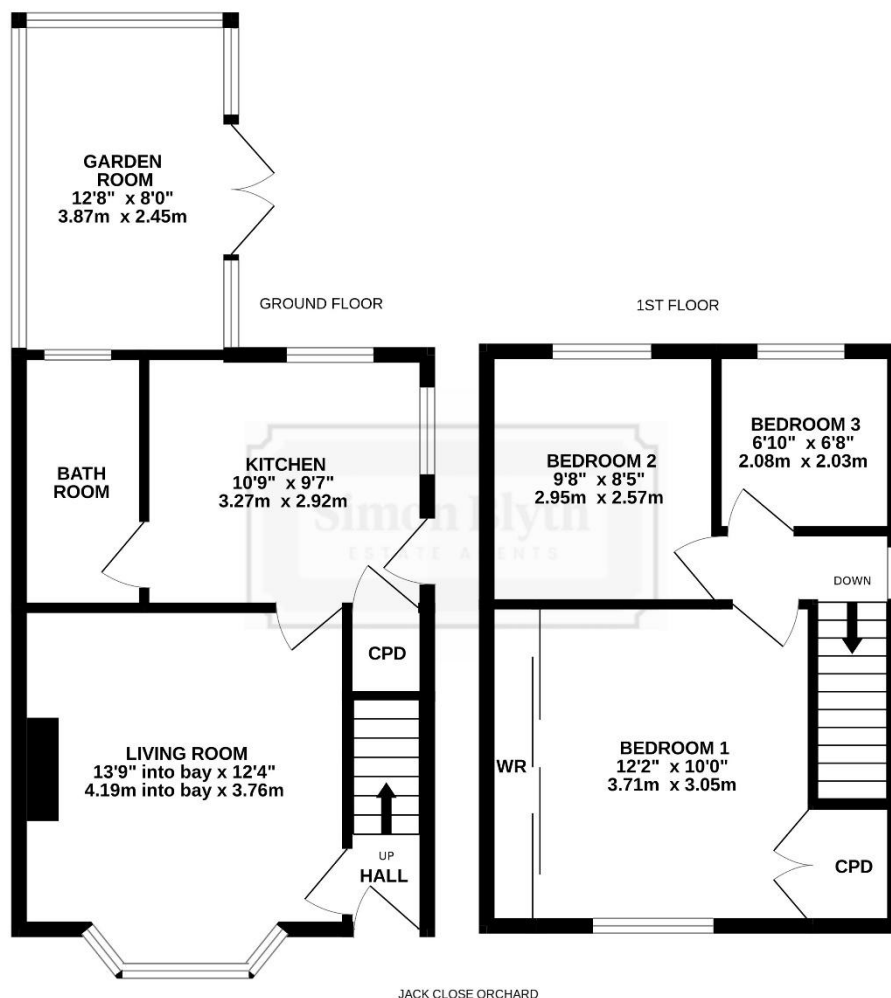
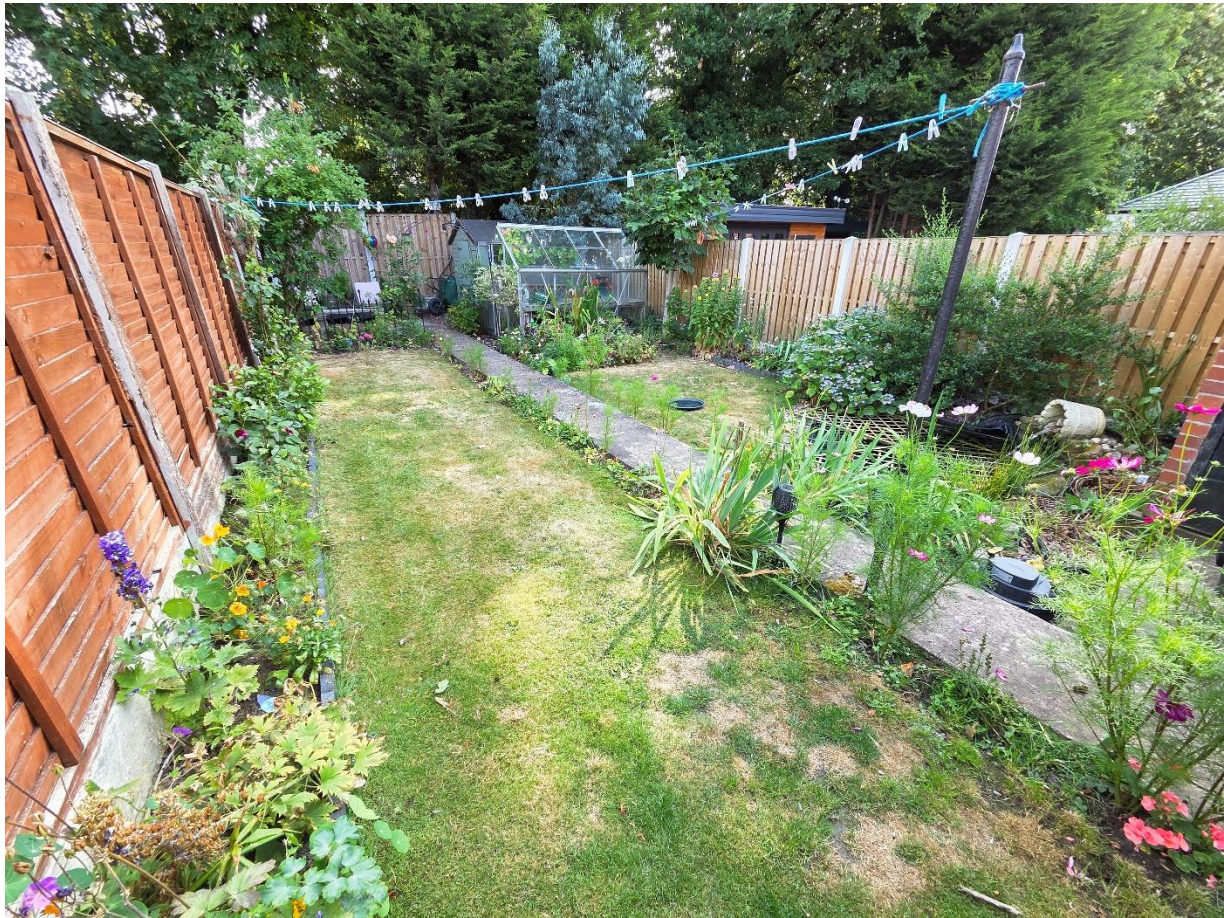




JACK CLOSE ORCHARD, ROYSTON, BARNSELY, S71 4QS



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PROPERTY DESCRIPTION

LOCATED IN A HIGHLY SOUGHT AFTER AREA, THIS THREE BEDROOMED, SEMI-DETACHED PROPERTY COMES WITH A BEAUTIFULLY MAINTAINED REAR GARDEN. TO MAKE THE MOST OF THIS THERE IS A PATIO FOR OUTDOOR ENTERTAINING OR A SEPARATE GARDEN ROOM TO ADMIRE IT FROM.

The property briefly comprises of, to the ground floor living room, kitchen, garden room and bathroom. To the first floor, three bedrooms. To the exterior, off street parking at the front and lawn with mature beds to the rear.

Offers Around £180,000

GROUND FLOOR

ENTRANCE HALL

Entrance is gained via a uPVC door with inset double glazed stained glass with obscure panels into entrance hall. There is central heating radiator, staircase rising to first floor and a doorway leading to the living room.

LIVING ROOM

Measurements - 13'9" max x 12'4" (4.19m max x 3.76m)

The living room is generously proportioned with room for a two-piece suite. The main focal of the room is the chimney breast which is currently boarded up, with brick-built chimney breast, a wooden ornate mantel piece and surround with a marble effect health. The room has a central ceiling light point, a picture rail, a dado rail, a central heating radiator and double-glazed window set within a bow to the front of the property.



KITCHEN

Measurements - 10'9" max x 9'7" (3.27m max x 2.92m)

The kitchen has a range of wall and base units with white shaker style fronts and metal handles with granite effect laminate worktops. The kitchen has a four-ring gas stove with a grill and oven below. There is plumbing for a washing machine, space for further appliances, a single bowl sink with stainless steel mixer tap over. There is a further understairs storage/pantry with lighting in situ. The room has a ceiling light point, a central heating radiator and dual aspect double glazed windows followed by an obscure double-glazed door to the side of the property, the room is partially tiled.



BATHROOM

The bathroom comprises of a three-piece sanitary suite in white consisting of a low-level W.C., a pedestal wash hand basin with taps over. There is a bath with separate taps and an electric shower over. There's a ceiling light point, a dado rail, a central heating radiator, a double glazed obscure glazed window and the room is fully tiled.

FIRST FLOOR

FIRST FLOOR LANDING

A staircase rises from the entrance hall featuring a UPVC double glazed window to the side of the property to the first-floor landing. There is a picture rail, a ceiling light point and doors leading into the following rooms.

BEDROOM ONE

Measurements - 12'2" max x 10'0" (3.71m max x 3.05m)

A double bedroom to the front of the property. There is a ceiling light point with a dado rail, a picture rail, a central heating radiator and a double-glazed window. The bedroom also features a storage cupboard and built-in wardrobes with hanging rails in situ.



BEDROOM TWO

Measurements - 9'8" max x 8'5" (2.95m max x 2.57m)

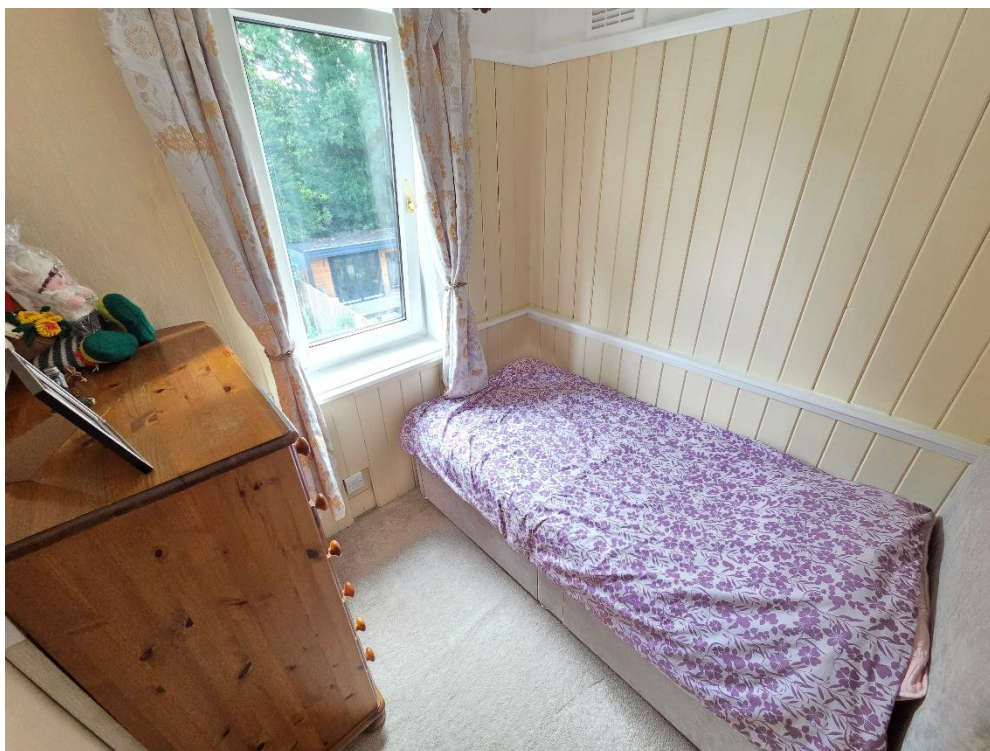
A further double bedroom with a ceiling light point, picture rail, a central heating radiator and a double-glazed window to the rear of the property.



BEDROOM THREE

Measurements - 6'10" max x 6'8" (2.08m max x 2.03m)

A generous single size bedroom with loft access, a ceiling light point, picture rail and a double-glazed window to the rear of the property. The room is partially panelled.



OUTSIDE

FRONT EXTERNAL

To the front of the property is stone chip providing off road parking for two vehicles and a concrete path leads down the side of the property to the rear.



GARDEN ROOM

This is a generous sized room with space for a two-piece suite to be enjoyed whilst looking over the beautifully maintained gardens. The room has power and contains a bank of UPVC double glazed to three sides.



REAR EXTERNAL

A selection of useful outbuildings which leads to a lawned area with a pathway down the middle leading to a beautiful patio area with space for enjoying the evening sun and dining. There is water, power and lighting outside also.



ADDITIONAL INFORMATION

EPC rating - TBC

Property tenure – Freehold

Local authority – Barnsley Metropolitan District Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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