

4 Manor Occupation Road,
Royston S71 4SQ

OFFERS AROUND
£230,000



**** NO ONWARD CHAIN** THIS LOVELY TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW IS JUST READY TO MOVE INTO, OFFERS GOOD SIZED LIVING ACCOMMODATION AND PROVIDES HUGE POTENTIAL TO EXTEND OR CONVERT. ADDITIONALLY, THERE IS A SIZEABLE EXTENSION WITH MULTIPLE USES AND THE PROPERTY SITS ON AN EXCEPTIONAL PLOT WITH PARKING, GARDEN TO THE FRONT AND EXTENSIVE GARDEN TO THE REAR.**

FREEHOLD / COUNCIL TAX BAND B / EPC TBC

PAISLEY
PROPERTIES

KITCHEN 12'6" apx x 9'0" apx



You enter the property through a composite front door into this breakfast kitchen which has a good range of white gloss wall and base units, complimentary rolled worktops, inset one and a half bowl stainless steel sink with mixer tap and tiled splashbacks,. Included is a gas cooker with modern square extractor hood over, there is space for a fridge freezer, plumbing for a washing machine and space for a breakfast table, in addition to the breakfast bar area. Vinyl flooring runs underfoot, there is a double glazed window to the side bringing in natural light and a wall mounted radiator. There are ceiling spotlights and an internal door leads to the inner hall.

LOUNGE 16'8" apx x 10'5" max



Situated adjacent to the kitchen, this sizeable living room is bathed with natural light via the double glazed bay window to the front which overlooks the front garden. The focal point of the room is the fireplace with marble base and backing plus decorative surround and there are two wall mounted radiators. Carpet flooring runs underfoot, there is useful storage cupboard, there are two ceiling lights and an internal door leads to the inner hall.

INNER HALL 7'0" apx x 2'11" apx



Located in the middle of the property and giving access to all rooms, there is carpet flooring underfoot, a pendant ceiling light plus there is access to the loft space.

WET ROOM 14'11" apx x 10'1"



Currently set up as a wet room however, there is plenty of space for a bath. There is a thermostatic shower plus seat, a wall mounted wash basin with mixer tap and a low level WC. Tiling on the wall is to full height, there is wet room flooring, a chrome towel radiator, inset ceiling spotlight and an extractor fan. A double glazed window with obscure glass brings in natural light and an internal door leads to the inner hall.

BEDROOM ONE 14'11" apx x 10'1" apx



Good size main bedroom having a corner wardrobe set plus plenty of room for freestanding bedroom furniture. There is carpet flooring underfoot, inset ceiling spotlights and a wall mounted radiator. One of the main features of the property is the single storey extension and this bedroom, like the second double bedroom, has glazed French doors leading to this. An internal door leads to the inner hall.



BEDROOM TWO 11'8" apx x 9'5"



Second double bedroom, again with the delightful feature of having glazed French doors leading to the extension. There is plenty of space for freestanding bedroom furniture, inset ceiling spotlights, a wall mounted radiator carpet flooring runs underfoot. An internal door leads to the inner hall.

DAY ROOM 17'8" apx x 8'4" apx



Definitely one of the stand out features of the property, along with the potential the property has and the size of the external space. This room has so many potential uses, including separating the area into two and giving each bedroom additional space. There are two double glazed window to the rear plus one to the side which, in addition to the glazed French doors, flood the room with natural light. There are two wall mounted radiators, inset ceiling spotlights and vinyl flooring runs underfoot. External French doors lead to the garden and separate internal French doors lead to the bedrooms.



GARAGE AND PARKING 19'10" apx x 10'2" apx



There is extensive parking to the side of the property for multiple cars on the driveway, which leads to the garage which has an up and over door and power.

FRONT AND REAR GARDEN



There is a lawn garden to the front with mature plants and shrubs plus the start of the driveway. The lawn could easily be converted into parking, something many neighbours have done. There is side access leading to the impressive rear space, having a patio area and generous sized lawn area, adding to the potential this property offers.





~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Single storey extension to the rear
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

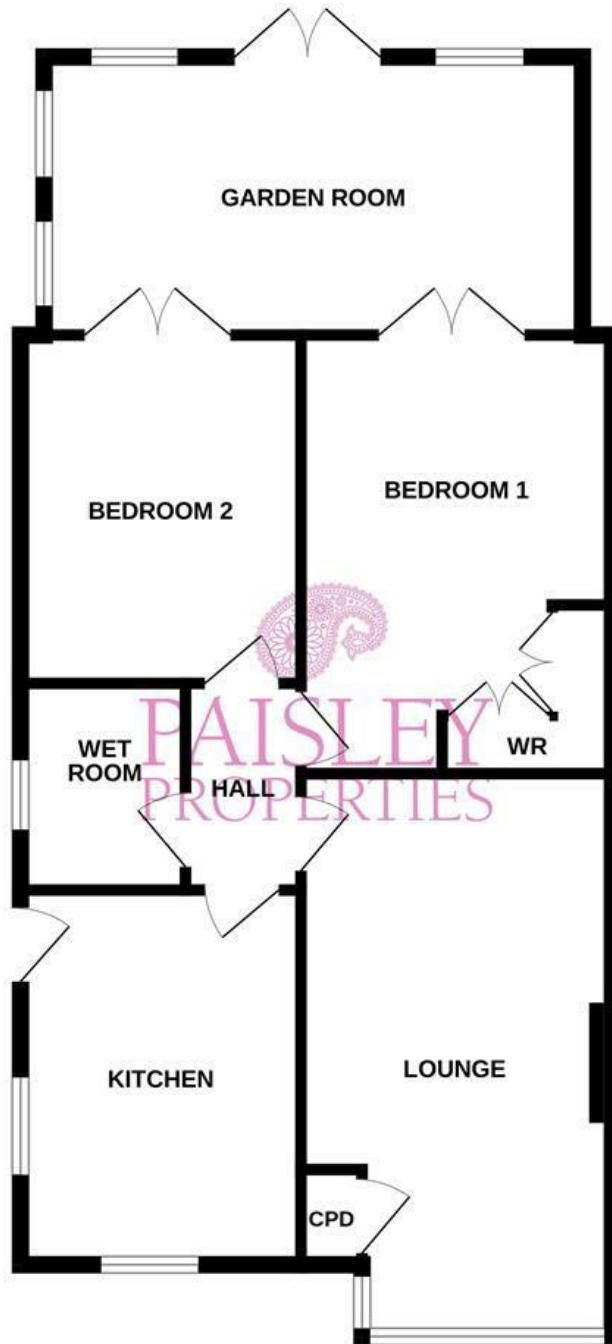
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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