

26 Cross Lane,  
Royston S71 4AT

OFFERS AROUND  
£220,000



THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND FEATURES A WEALTH OF DELIGHTFUL TOUCHES. THE PROPERTY BOASTS AN EXCEPTIONAL OPEN PLAN LOUNGE AND BREAKFAST KITCHEN, THREE DOUBLE BEDROOMS, STYLISH SHOWER ROOM, DOUBLE GARAGE AND PARKING FOR NUMEROUS CARS.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING: D

PAISLEY  
PROPERTIES

## **HALLWAY 11'2" x 5'8" max including stairs**



You enter the property through a uPVC door into this welcoming hallway which gives the first glimpse of the stunning presentation this home has to offer. An engineered wood floor runs underfoot and continues into the ground floor living space, there is a wall mounted Church style radiator with natural light brought in via the double glazed window to the side of the front door. There is a ceiling pendant light, understairs storage area and a staircase takes you to the first floor. A timber door leads to the breakfast kitchen.

## **BREAKFAST KITCHEN 13'11" max into recess x 12'1"**



Exceptional breakfast kitchen, situated at the rear of the property with the double glazed window drawing in natural light. The kitchen itself has an excellent range of wall and base units in a grey finish, complimentary wood effect worktops, matching splashbacks and one and a half bowl stainless steel sink with mixer tap. Integral appliances include a dishwasher and there is the fabulous Rangemaster range style cooker with extractor over, plus there is space for a fridge freezer and plumbing for a washing machine. The breakfast bar adds convenience and elegance to the space and has storage as well as seating spaces. There is an upright designer radiator, the space is open to the living area and there is a barn style sliding door leading to the utility room. A double glazed external door leads to the rear patio.



**UTILITY 7'7" x 2'7"**



Superb use of this space, split into two areas, a utility space with plumbing for a washing machine engineered wood flooring which continues into the other space which has a unique combination WC and wash basin which has a mixer tap, there is a double glazed window with obscure glass, inset ceiling spotlights and the boiler is located here too. The barn style sliding door leads to the kitchen.

**LOUNGE 11'1" plus bay x 10'11" max into recess**



Another room with exceptional presentation, with the focal point being the Victorian style fireplace having an open fire and decorative surround. The bay window to the front bathes the room with natural light, the engineered wood flooring flows from the kitchen, there is ceiling lighting and an upright designer radiator. A wide opening leads to the kitchen.



## LANDING



Stairs ascend from the hallway to this first floor landing which has natural light brought in via the double glazed window to the side. There is carpet flooring, a pendant ceiling light and access to the loft.

## BEDROOM ONE 12'2" x 11'1" max into recess



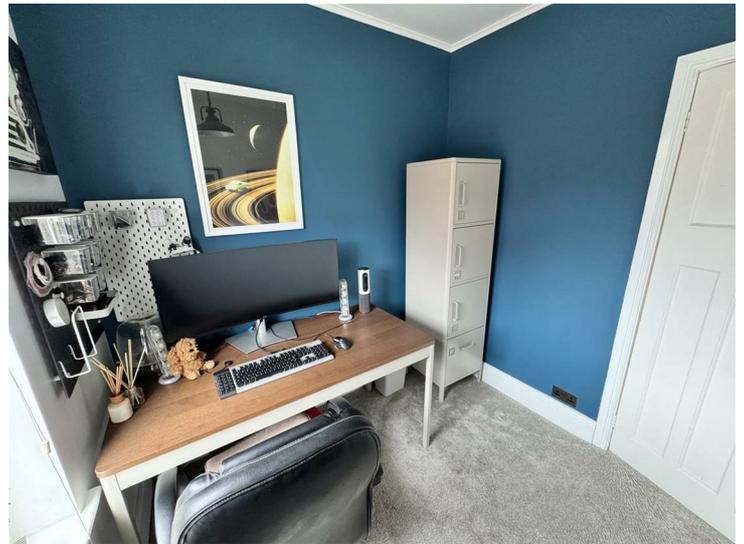
Excellent main bedroom, located at the rear of the property with the double glazed window bringing in natural light. There is plenty of room for freestanding bedroom furniture, there is carpet flooring, pendant ceiling lighting and an upright designer radiator. An internal door leads to the landing.

## **BEDROOM TWO 11'1" x 9'11" max into recess**



Good size second double bedroom, located at the front of the property with the double glazed window bringing in natural light. There is plenty of room for freestanding bedroom furniture, there is carpet flooring, pendant ceiling lighting and an upright designer radiator. An internal door leads to the landing.

## **BEDROOM THREE 7'5" x 6'11"**



Third bedroom which would make an ideal office or single bedroom. Located at the front of the property, a double glazed windows draws in natural light, there is carpet flooring, a wall mounted radiator and upright designer radiator. An internal door leads to the landing.

## SHOWER ROOM 7'8" x 5'8"



Stylish shower room having a three piece suite in white consisting of a double shower area with multiple massage jets shower tower, rain shower overhead and glass screen, vanity wash unit with an oval basin, mixer tap and storage under and a twin flush low level WC. There is a chrome ladder towel radiator, tiling to splash areas plus low maintenance panelling in the shower, laminate flooring and a low maintenance ceiling with inset spotlights. A double glazed window with obscure glass brings in natural light and an internal door leads to the landing.



## FRONT AND PARKING



The external space has been specifically designed to be low maintenance and consolidate all the parking options. There is parking to the front, a shared driveway to the side leads to the rear parking and double garage. Adjacent to the kitchen there is a sizeable, covered pergola area with lights, power sockets and giving a space to relax or for some al fresco dining.

## GARAGE 19'8" x 19'8"



A generous sized separate building with multi purpose use. It is A double skinned garage with insulated roof and walls. There is the options of using it as a garage, storage or converting it to an outside office. there is power, light and two separate roller doors.



**~ 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 double garage

RIGHTS AND RESTRICTIONS:  
Shared drive

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property during the current vendor's ownership.  
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 100 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.

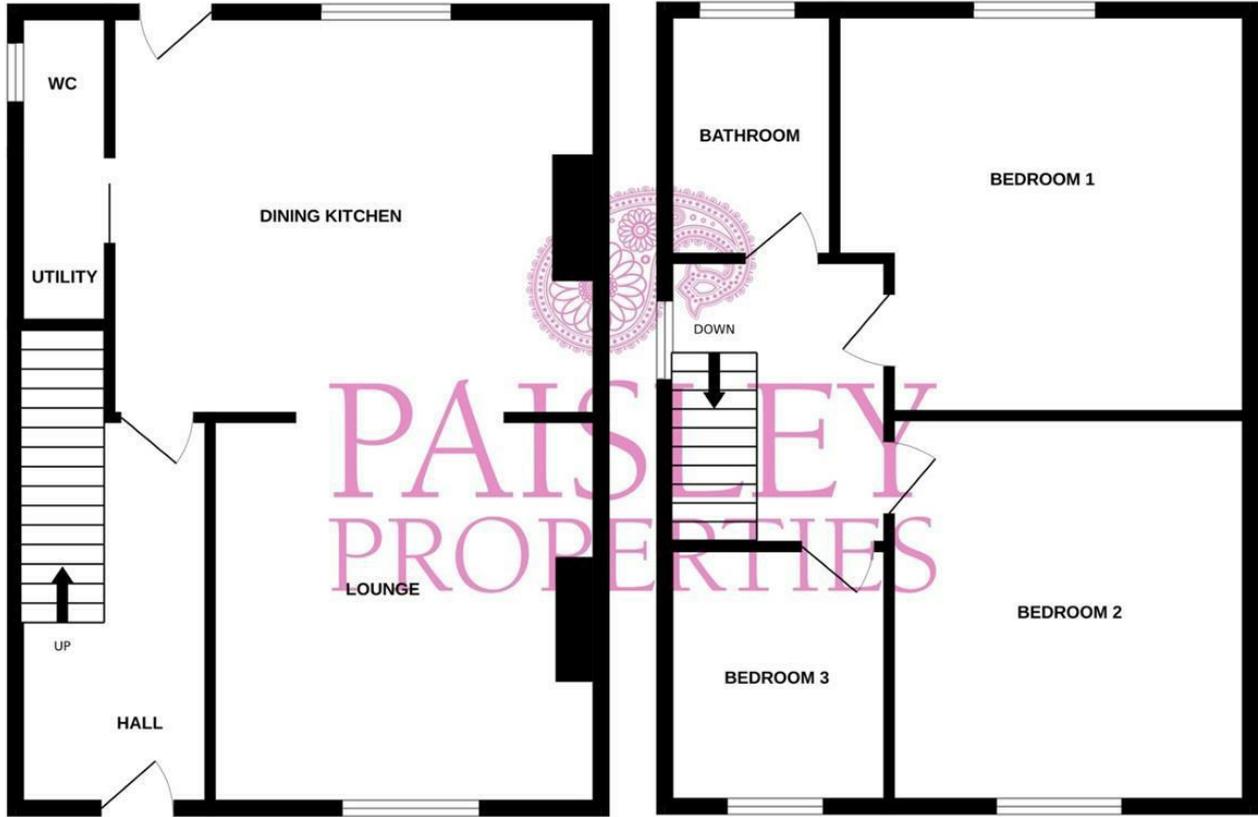
**~ Paisley Mortgages ~**

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.

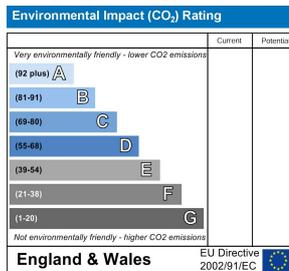
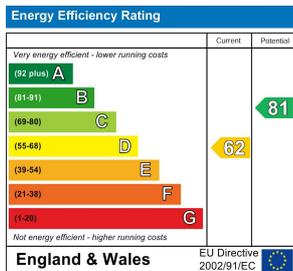
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

GROUND FLOOR

1ST FLOOR



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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