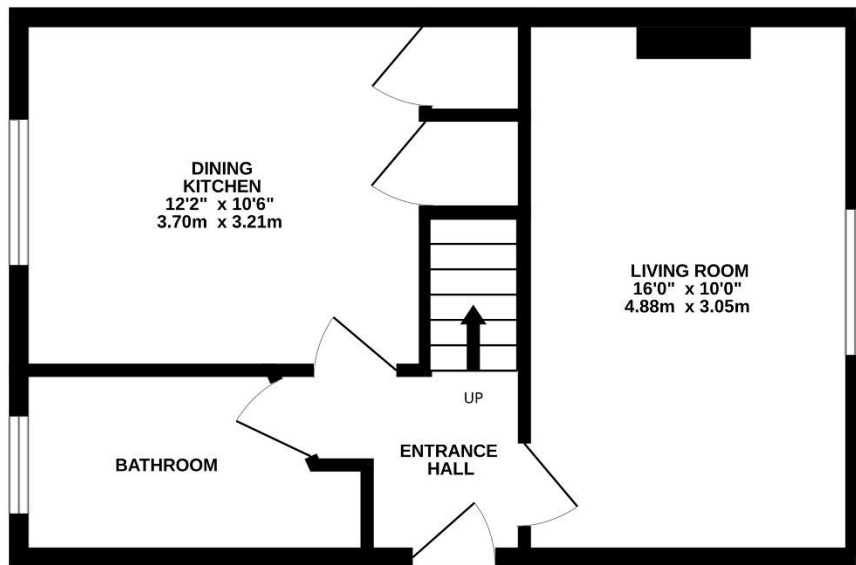


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ESTATE AGENTS

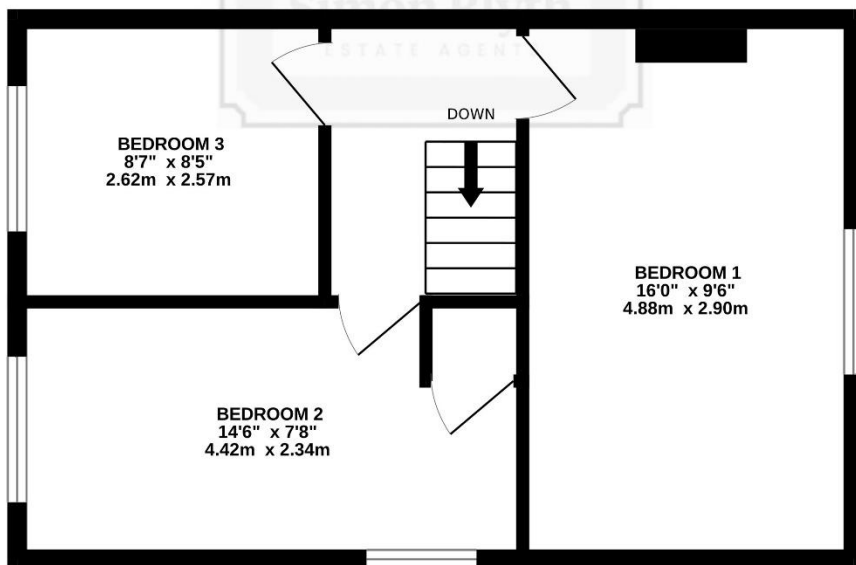


ROYD AVENUE, MILLHOUSE GREEN, S36 9NX

GROUND FLOOR



1ST FLOOR



ROYD AVENUE

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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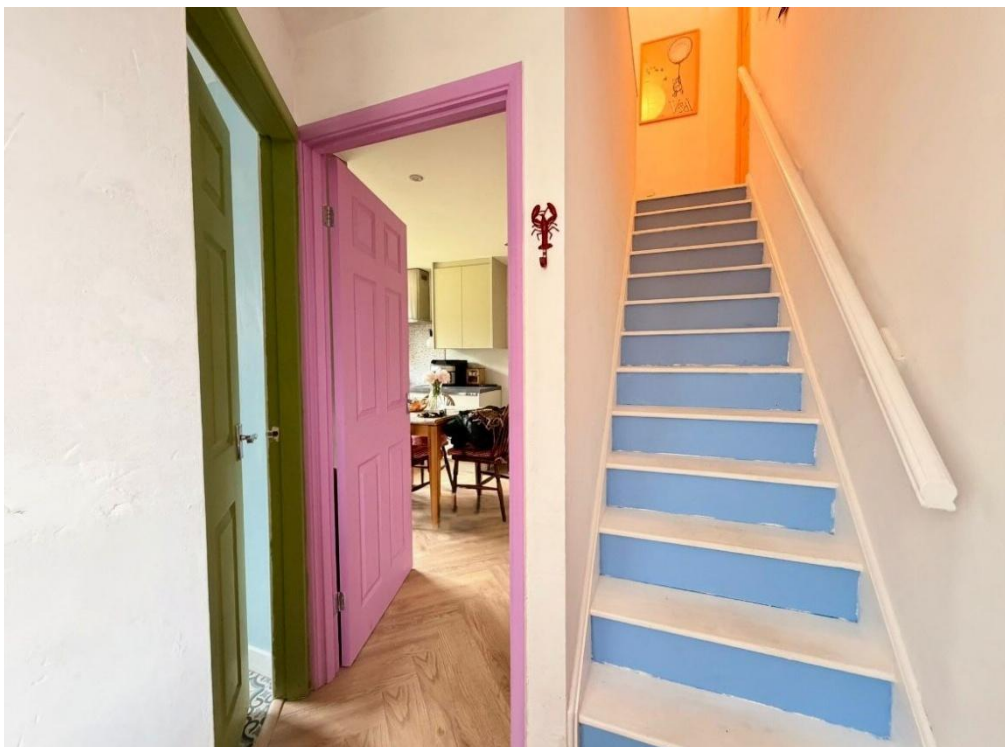
PROPERTY DESCRIPTION

SUPERBLY SITUATED IN THE POPULAR VILLAGE OF MILHOUSE GREEN, THE PROPERTY ENJOYS A GREAT POSITION WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE. IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL AND OFFERING EASY ACCESS TO PENISTONE, WITH ITS WIDE RANGE OF AMENITIES INCLUDING SHOPS, LEISURE FACILITIES AND THE TRAIN STATION, THIS IS AN EXCELLENT LOCATION FOR COMMUTERS AND FAMILIES ALIKE WITH EASY ACCESS TO MANCHESTER, SHEFFIELD AND LEEDS. WE ARE DELIGHTED TO OFFER TO THE MARKET THIS UPGRADED THREE BEDROOM SEMI-DETACHED HOME, HAVING UNDERGONE A SCHEME OF MODERNISATION BY THE CURRENT VENDORS. THIS BEAUTIFULLY PRESENTED HOME OFFERS VERSATILE ACCOMMODATION WITH GENEROUS GARDENS TO THE FRONT AND REAR. The accommodation briefly comprises; to the ground floor, entrance hall, fitted kitchen, living room and bathroom. to the first floor, there are three well-sized bedrooms. outside, there are lawned gardens to the front and rear plus two brick outbuildings. houses of this type are rare to the market, so an early viewing is recommended.

Offers Around £210,000

ENTRANCE HALLWAY

Entrance gained via timber and obscured glazed door into entrance hall with ceiling light, wood effect flooring and from here we gain access to the following rooms:



LIVING ROOM

A spacious front facing principal reception room, with ceiling light, continuation of the wood effect laminate flooring, central heating radiator and large uPVC double glazed window to the front enjoying views towards the property's front garden and views beyond.





DINING KITCHEN

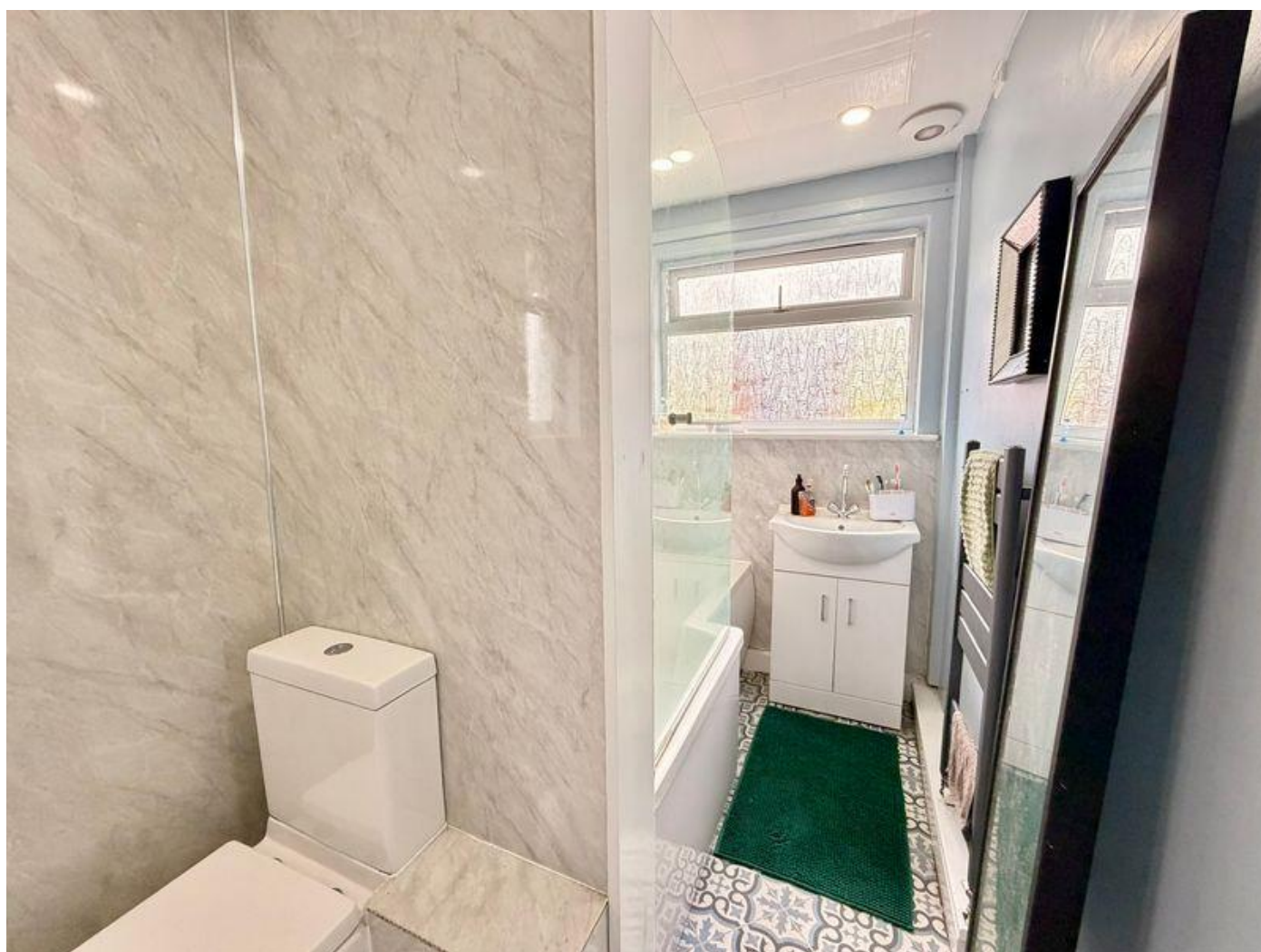
This well-appointed and contemporary kitchen enjoys a modern finish throughout. Offering a range of wall and base units, with contrasting laminate worktops and matching upstands, the room also benefits from continuation of the wood-effect laminate flooring from the entrance hallway. Integrated appliances include an AEG microwave and CDA electric oven, integrated fridge/freezer, Bosch dishwasher, integrated washing machine and four-burner electric hob with chimney-style extractor hood over. There is also a composite sink with chrome mixer tap over. The room is illuminated by inset ceiling spotlights and further benefits from excellent natural light via a large rear-facing uPVC double glazed window. There is ample space for a table and chairs if so desired. Additional features include a central heating radiator and access to two particularly useful storage cupboards, one of which is currently utilised as a pantry. The kitchen also houses the Worcester boiler.





BATHROOM

This spacious family bathroom is presented to a high standard and comprises a contemporary three-piece white suite including close-coupled W.C., hand wash basin set within vanity unit with chrome mixer tap over, and panelled bath with chrome mixer tap together with mains-fed shower and glazed shower screen. The room further benefits from laminate flooring, inset ceiling spotlights, chrome heated towel rail/radiator and two obscure uPVC double glazed windows positioned to the side and rear elevations, providing both natural light and privacy.



FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to the first-floor landing. With ceiling light and access to the loft via a hatch, which is a fully insulated and boarded space for storage., here we gain entrance to the following rooms.



BEDROOM ONE

A generously proportioned principal bedroom positioned to the front of the property, enjoying a uPVC double glazed dormer window providing excellent natural light together with fabulous views over open countryside and beyond. The room further benefits from ceiling light point and central heating radiator.



BEDROOM TWO

A further double bedroom, with dual aspect natural light via uPVC double glazed windows to both side and rear and an inbuilt wardrobe. There is ceiling light and a central heating radiator.



BEDROOM THREE

Currently used as a study, this is a further rear facing bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear.



OUTSIDE

To the front of the home there is an extensive lawned garden with flower beds containing a variety of shrubs, together with a concrete pathway leading to the entrance door. The pathway continues to the rear of the property, passing a private side gravelled area ideal for outdoor seating. The garden itself is mainly laid to lawn and features a selection of established plants, shrubs and fruit trees, all enclosed by perimeter fencing and hedging for privacy. There is also access to two useful brick-built outbuildings, ideal for storage of garden furniture, tools and general outdoor equipment.



ROYD AVENUE, MILLHOUSE GREEN





ADDITIONAL INFORMATION

- The Artex ceilings removed throughout the property alongside modernisation works which included insulation of upstairs ceiling/ roof void.
- Please note that the property has been insulated since the EPC rating was taken.
- Fully insulated and boarded out attic / loft space for storage.

EPC rating – D-68

Property tenure – Freehold

Council tax band – B

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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