



Parish Road, Royston
Barnsley

Offers in Region of **£300,000**



34 Parish Road

Royston, Barnsley

WE ARE PLEASED TO OFFER TO THE MARKET THIS WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY HOME ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT GIVING EASE OF ACCESS TO BARNSELY, WAKEFIELD AND FURTHER AFIELD. This ready to move into accommodation briefly comprises to ground floor: entrance hallway, downstairs W.C, living room, dining kitchen and utility. To first floor, there are four bedrooms, including bedroom one with en-suite and family bathroom. Outside there is a driveway providing off-street parking leading to garage and enclosed garden to rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- WELL PRESENTED
- EN-SUITE SHOWER ROOM
- ENCLOSED GARDEN
- POPULAR AREA
- MUST BE VIEWED





ENTRANCE

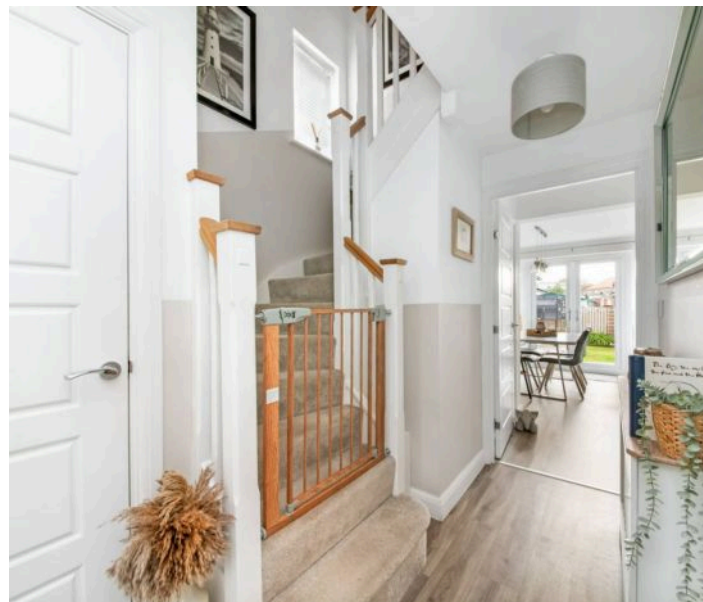
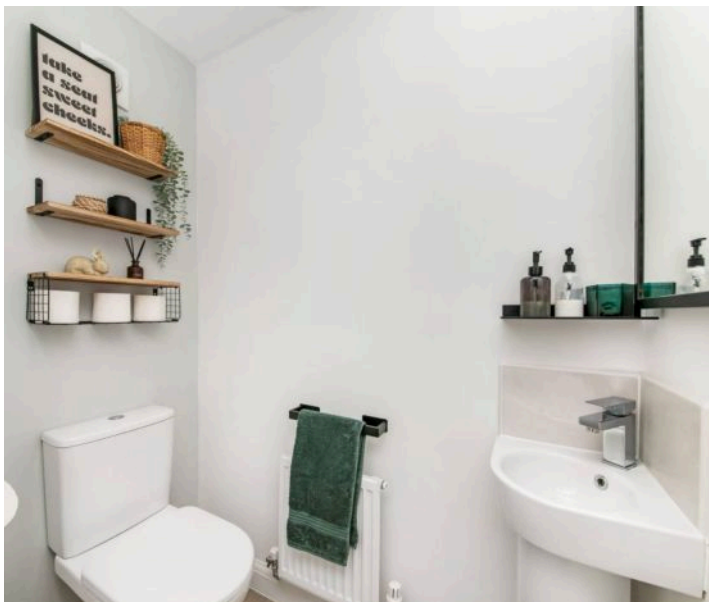
Entrance gained via composite and obscure glazed door into entrance hallway with, two ceiling lights, wood effect laminate flooring, uPVC double glazed window to side, central heating radiator and staircase rising to first floor. Here we gain entrance to the following rooms:

DOWNSTAIRS W.C

Comprising of a two-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and tiled splashback. There is a ceiling light and central heating radiator.

LOUNGE

A well pro-portioned principal reception space with uPVC double glazed window to front allowing plenty of natural light, ceiling light, two wall lights, built in entertainment unit and central heating radiator.



DINING KITCHEN

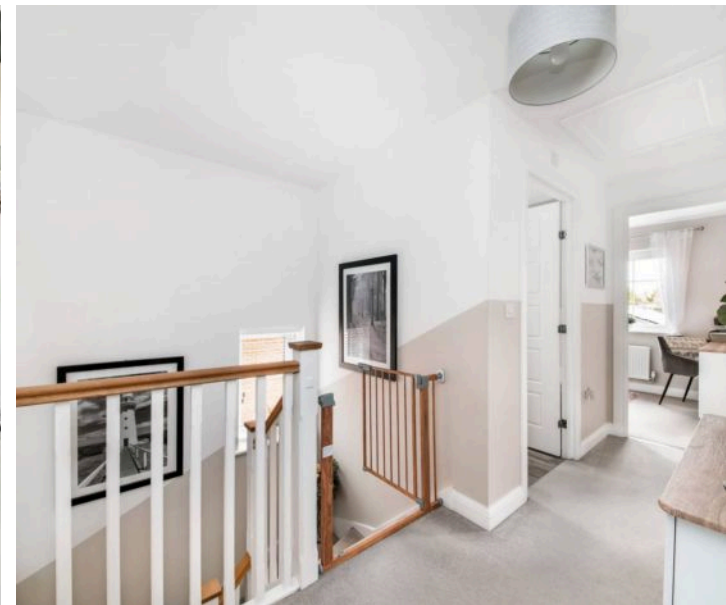
A well-portioned dining kitchen with ample room for dining table and chairs. The kitchen itself has a range of wall and base units with marble effect laminate worktops. Integrated Electrolux oven and grill, four ring burner gas hob with glass splashback and chimney style extractor fan over and one and half bowl sink with drainer and mixer tap over. The room has two ceiling lights, central heating radiator, uPVC double glazed window and twin French doors in uPVC with matching glazed side panels giving access to rear garden.

UTILITY

Accessed from the kitchen the utility has plumbing for a washing machine, space for tumble dryer and obscure uPVC double glazed window.

FIRST FLOOR LANDING

From entrance hallway staircase rises and turns to first floor landing with spindle balustrade, ceiling light, uPVC double glazed window to side, central heating radiator, access to the loft via a hatch which is boarded and insulated. Here we gain access to the following rooms:





BEDROOM ONE

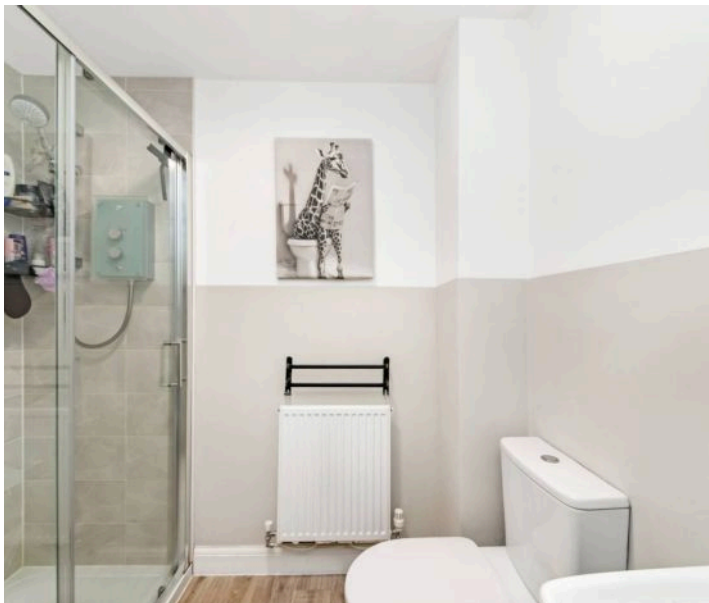
A double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to front.

EN-SUITE SHOWER ROOM

Comprising of a three-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed Mira electric shower over and separate handheld attachment. There are inset ceiling spotlights, part tiling to walls, extractor fan and central heating radiator.

BEDROOM TWO

A double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window overlooking the rear garden.



BEDROOM THREE

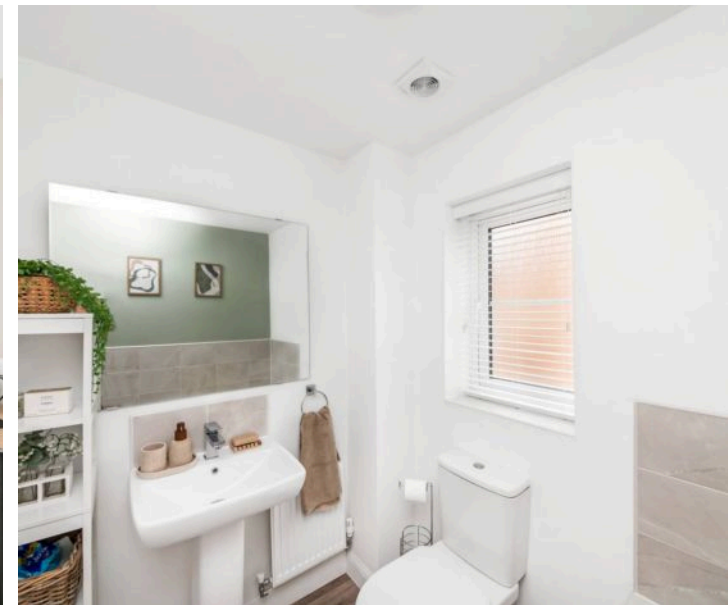
Currently used as a dressing room with built in wardrobe, ceiling light, central heating radiator and uPVC double glazed window to rear.

BEDROOM FOUR

Currently used as a office but is a further double bedroom with a ceiling light, wall mounted central heating radiator and uPVC double glazed window to front.

HOUSE BATHROOM

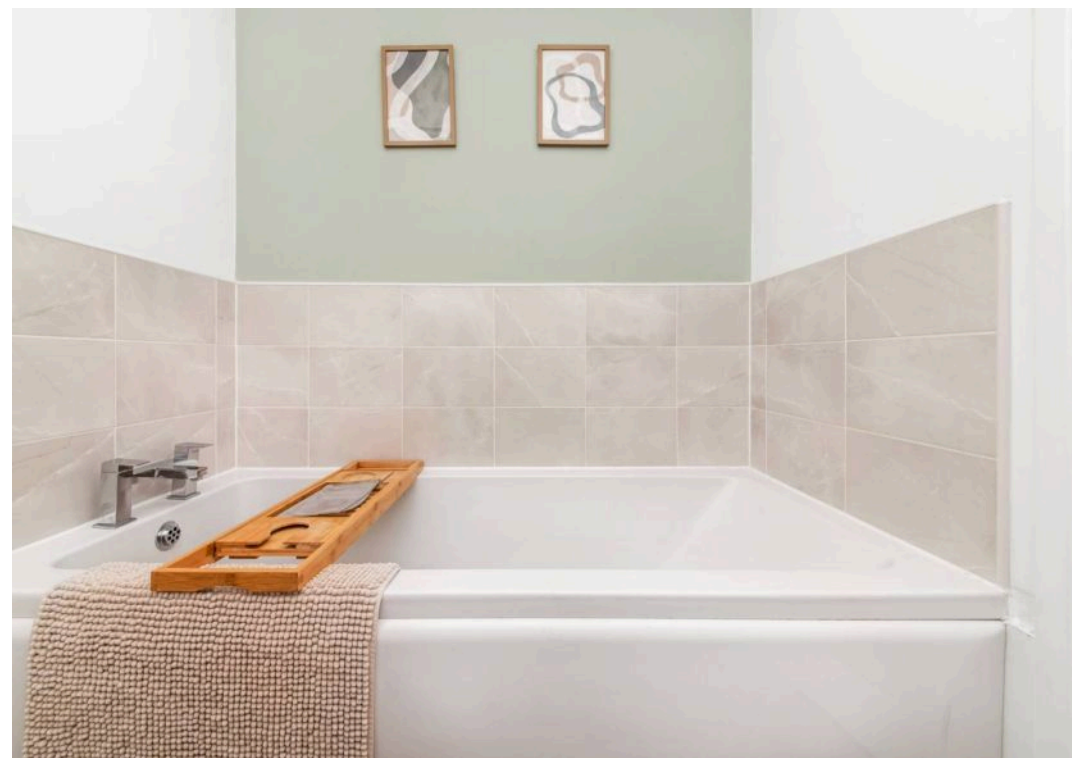
Comprising of a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over. There is a ceiling light, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window to side.



GARDEN

To the front of the home is a grassed area with hedging and paving slab. A tarmacked driveway runs alongside the property providing off-street parking leading to a single garage with up and over door, this provides off-street parking or further storage if so desired. Timber gate opens to rear garden, which is fully enclosed with block paved seating area, lawned garden and perimeter fencing. The garden also has an outside tap, separate bin storage area and several wall mounted lights.





ADDITIONAL INFORMATION

The EPC Rating is B and we are informed by the vendor that the property is Freehold.

COUNCIL TAX BAND

D

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

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

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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