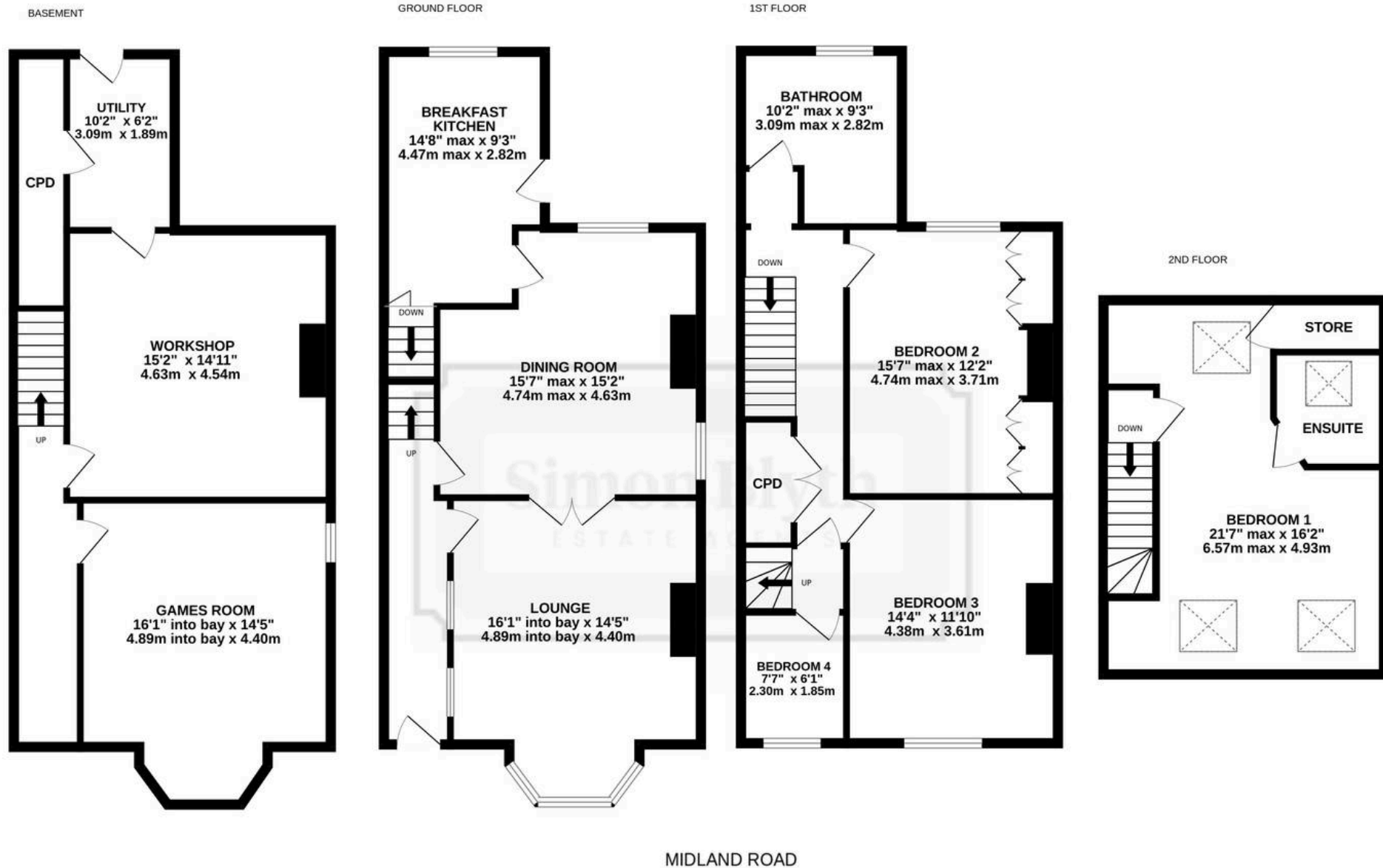




**Midland Road, Royston**  
Barnsley

Offers in Region of **£200,000**





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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## Midland Road

Royston, Barnsley

SET ACROSS FOUR FLOORS, THIS WELL PROPORTIONED PROPERTY, OFFERS AN EXCITING OPPORTUNITY TO MAKE IT YOUR OWN FAMILY HOME. WITH A SOUTH EAST FACING REAR GARDEN AND OFF STREET PARKING, THIS PROPERTY, SITUATED IN THE POPULAR AREA OF ROYSTON, IT GIVES ACCESS TO BARNSELY, WAKEFIELD AND FURTHER AFIELD. The property is briefly comprised of, to the ground floor: living room, kitchen, dining room, access to cellar and balcony overlooking the rear garden. to the first floor: three bedrooms, family bathroom and storage. to the second floor: a large bedroom with ensuite. Council Tax band: B

Tenure: Freehold

- FOUR BEDROOMS INCLUDING CONVERTED ATTIC ROOM
- ACCOMMODATION SPREAD ACROSS FOUR FLOORS
- SOUTH-EAST FACING REAR GARDEN WITH PLENTY OF SUNLIGHT
- OFF-ROAD PARKING
- FANTASTIC POTENTIAL TO MODERNISE





### **ENTRANCE HALLWAY**

Access gained via uPVC door with opaque glass panel to top into entrance hallway. There are two uPVC double glazed windows, picture rail, ceiling light, central heating radiator and staircase rises to the first floor landing. From here access can be gained to the following:

### **LIVING ROOM**

A spacious front facing reception room with bow uPVC double glazed window, picture rail, ceiling rose with ceiling light and central heating radiator. The focal point of this room is the fireplace with wooden surround, marble backing and hearth. Double wooden doors lead through to the dining room.

### **DINING ROOM**

A large room with two sets of uPVC double glazed window's looking out to the side and rear aspect. There is ceiling rose with ceiling light and central heating radiator.

### **KITCHEN**

Comprising of a range of wall and base units with breakfast bar tiled to half height including splashback with fluorescent tube lighting to ceiling. There is a stainless steel sink with double drainer, plumbing for a dishwasher and seven ring burner Range cooker with two ovens, grill and a storage drawer. A uPVC double glazed window overlooking the rear with uPVC door giving access out and door giving access to the cellar.





## CELLAR

Split into multiple rooms with power and lighting. Access can also be gained to the utility room.

## UTILITY ROOM

Comprising of base units with a stainless steel sink with double drainer. This room houses the boiler, has a storage cupboard and has plumbing for a washing machine.

## FIRST FLOOR LANDING

Staircase rises to first floor landing with built-in storage units, wall mounted lights, central heating radiator and staircase leading to the second floor.

## BEDROOM TWO

A spacious double bedroom with built-in wardrobes, there is uPVC double glazed window, ceiling light and central heating radiator.

## BEDROOM THREE

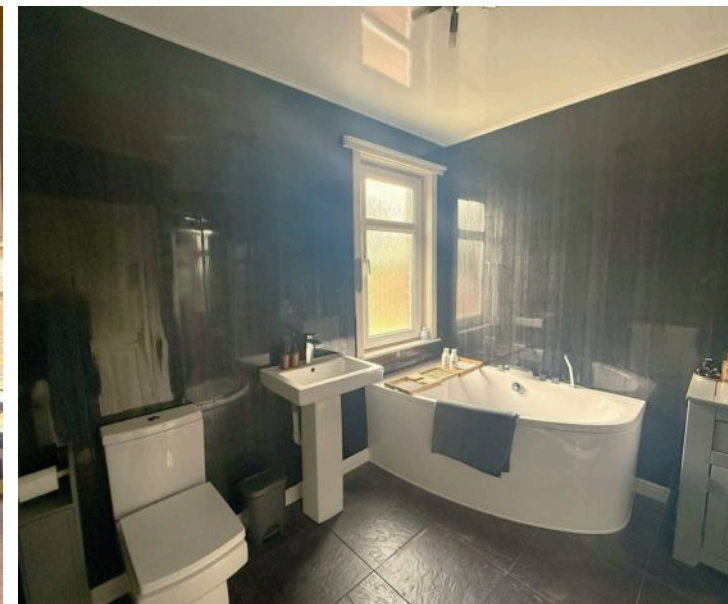
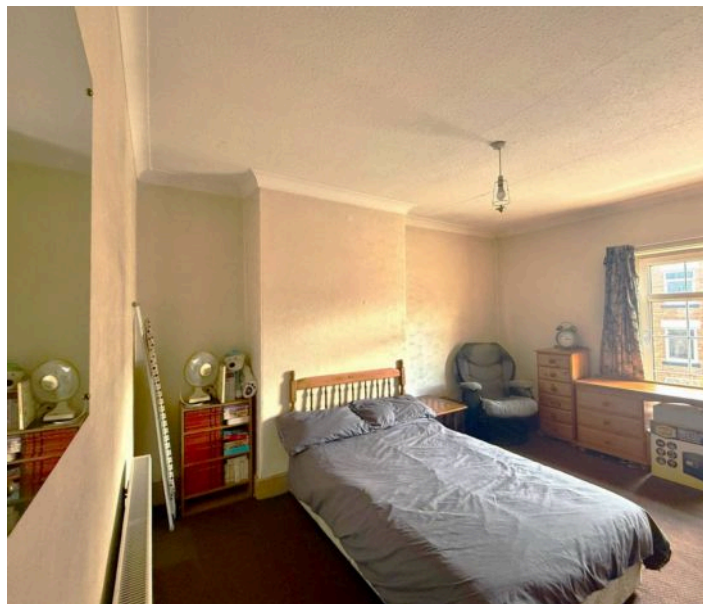
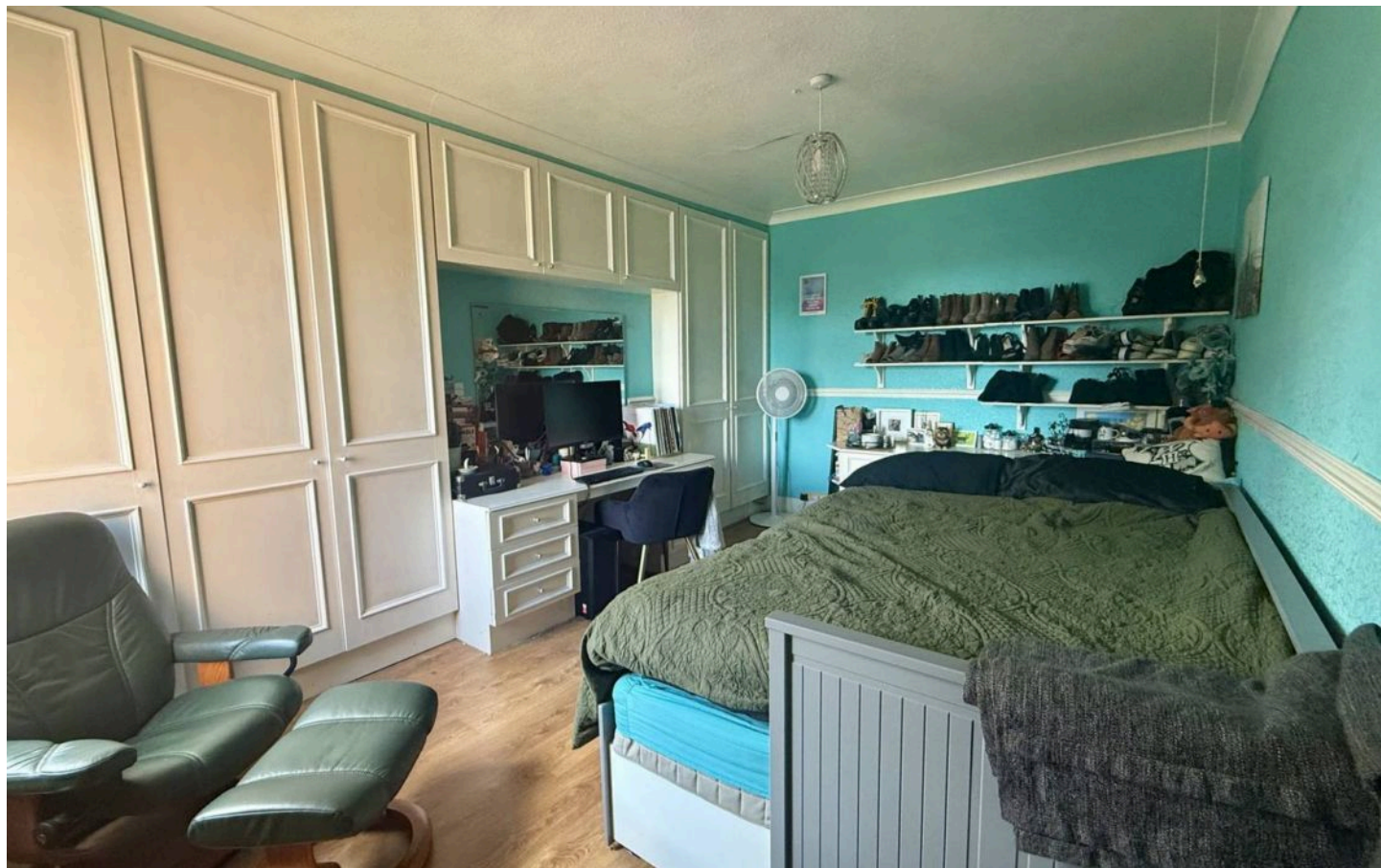
A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

## BEDROOM FOUR

A uPVC double glazed window, ceiling light and central heating radiator.

## BATHROOM

Comprising of a four piece suite in the form of low flush wc, pedestal hand basin, corner bath and corner shower cubicle with rainfall effect fixed head and handheld attachment. There is uPVC paneling to walls and ceiling with tiled floor. There is an obscure uPVC double glazed window, ceiling light and central heating radiator.







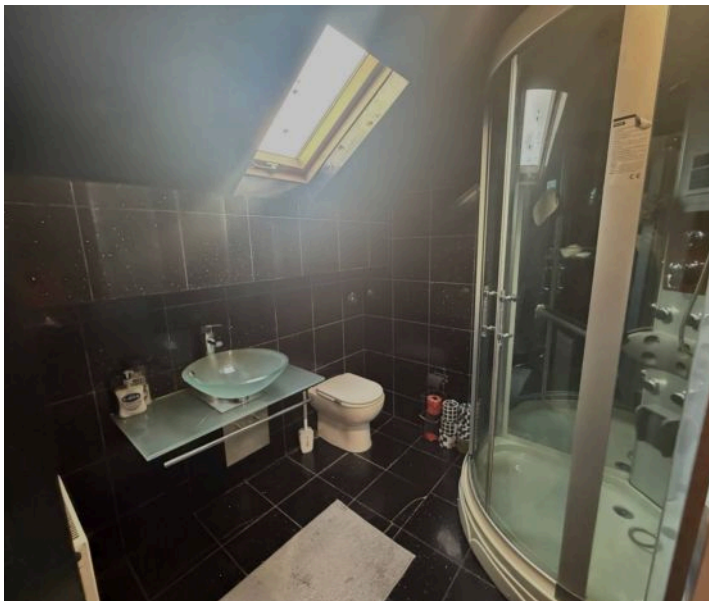
## SECOND FLOOR

### BEDROOM ONE

A spacious double bedroom with three wooden Velux windows, spotlights to ceiling and central heating radiator.

### EN-SUITE

Comprising of a three piece suite in the form of low flush wc, a frosted glass hand basin floating style and a corner jacuzzi style shower cubicle with jets along with a handheld shower attachment. There is tiling to walls and floor, wooden Velux window.



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## GARDEN

The rear of the property can be accessed via a block paved shared driveway to a concrete hardstanding with space for parking. There is a garden to the rear which is currently being used as an allotment with several fruit trees.





## ADDITIONAL INFORMATION

The EPC is a TBC and the council tax band is B, and we are informed by the vendor that the property is Freehold.

## 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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## 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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## 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





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