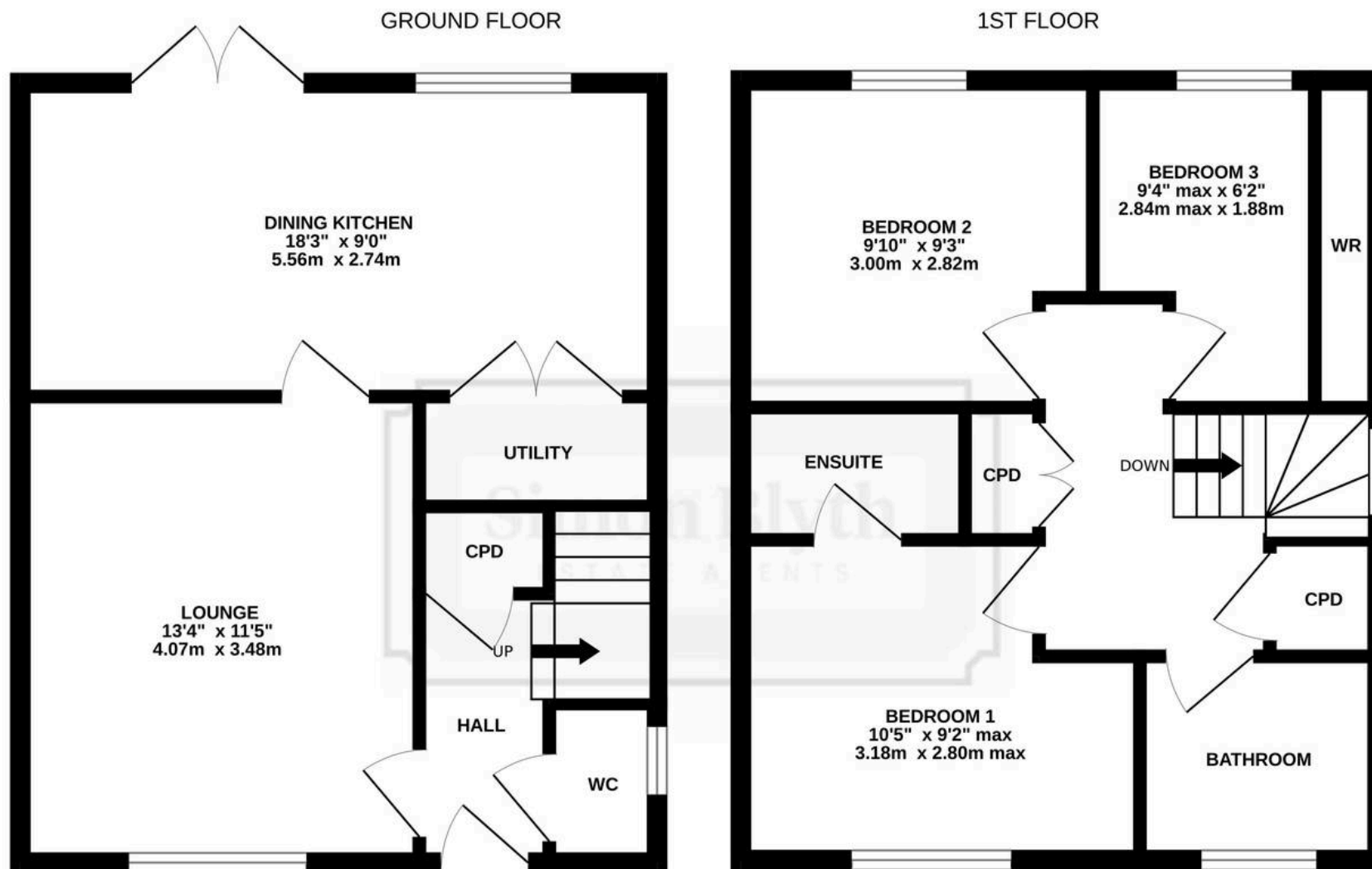




FOR SALE
Simon Blyth
ESTATE AGENTS
www.simonblyth.co.uk
01226 731730

Parish Road, Royston
Barnsley

In Excess of **£260,000**



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.
Made with Metropix ©2025



Parish Road

Royston, Barnsley

LOCATED ON A POPULAR AND WELL-REGARDED RESIDENTIAL DEVELOPMENT, WE ARE PLEASED TO OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOMED DETACHED FAMILY HOME, 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 three bedrooms and family bathroom. Outside there is a driveway providing off-street parking and enclosed garden to rear. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED FAMILY HOME
- THREE BEDROOMS
- POPULAR AREA
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- VERY WELL PRESENTED
- MUST BE VIEWED



ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hallway with ceiling light, central heating radiator, access to storage cupboard and staircase rising to first floor. From here we gain entrance to the following rooms:

DOWNSTAIRS W.C

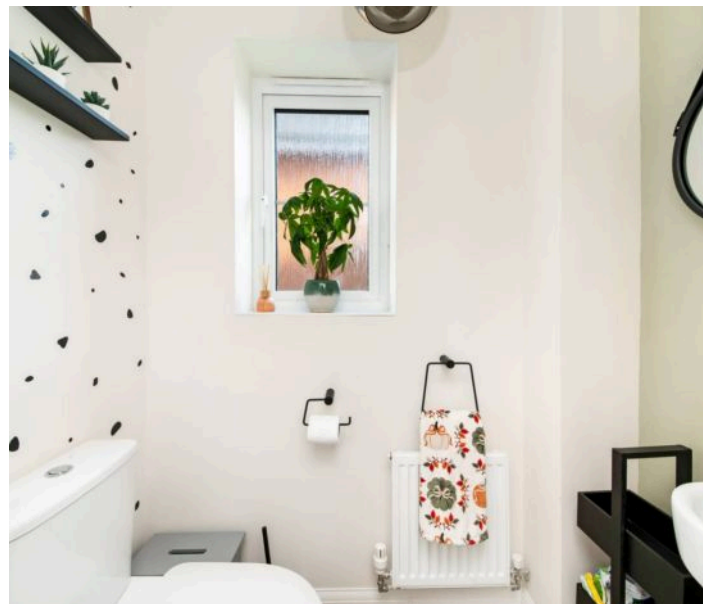
Comprising of a two-piece white suite in the form of close coupled W.C and pedestal basin with chrome mixer tap over. There is a ceiling light, central heating radiator and obscure double-glazed window.

LIVING ROOM

A well pro-portioned principal reception space with ceiling light, central heating radiator, uPVC double glazed window to front and a door leading to the dining kitchen.

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 contrasting wood effect laminate worktops with matching upstands and tiled splashbacks. Integrated appliances in the form of stainless-steel Zanussi electric oven with four ring burner gas hob with chimney style extractor fan over, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with chrome mixer tap over. The room has two ceiling lights, access to understairs pantry with plumbing for a washing machine and natural light is gained via uPVC double glazed window and twin French doors in uPVC giving access to rear garden. The room is heated by two central heating radiators.



FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with spindle balustrade, ceiling light, uPVC double glazed window to side, access to the loft via a hatch and access to a useful storage cupboard. Here we gain access to the following rooms:

BEDROOM ONE

A double bedroom with ceiling light, two wall mounted lights, central heating radiator, uPVC double glazed window to front and access to ensuite shower room.

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. There is a ceiling light, part tiling to walls, extractor fan and central heating radiator.

BEDROOM TWO

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





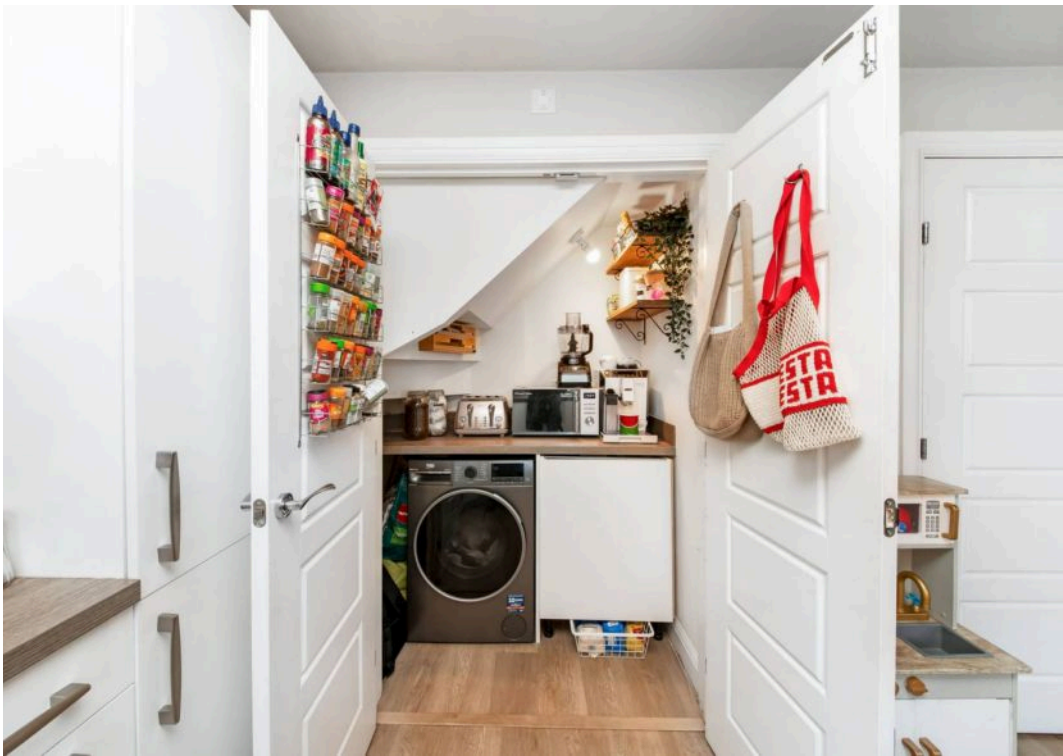
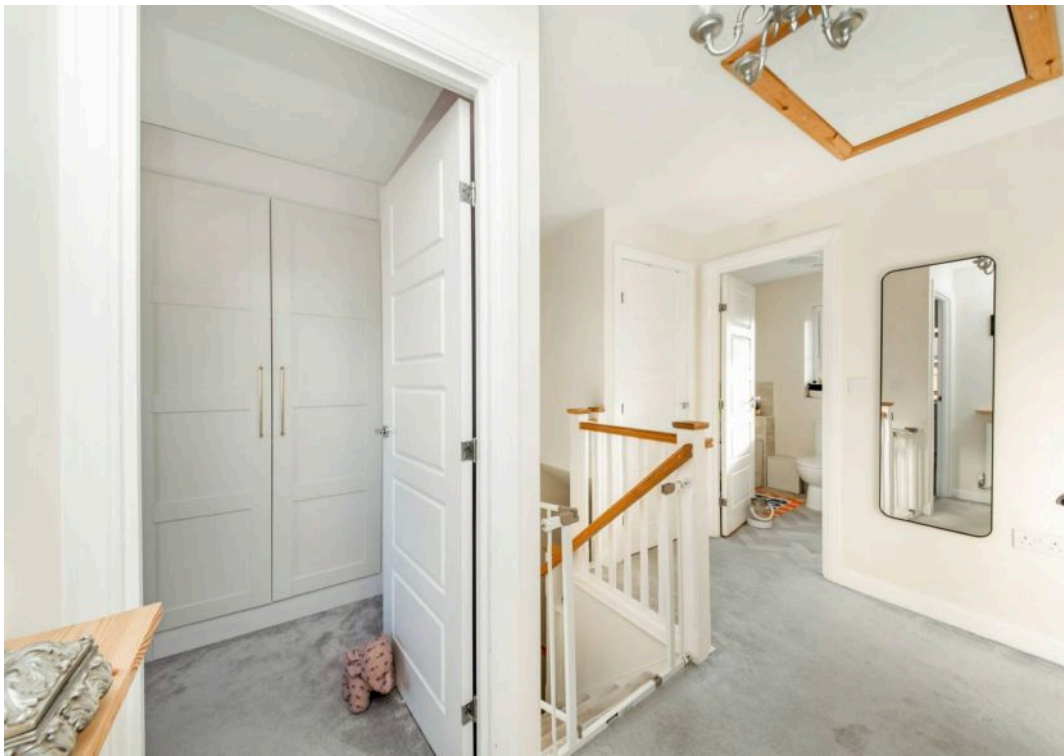
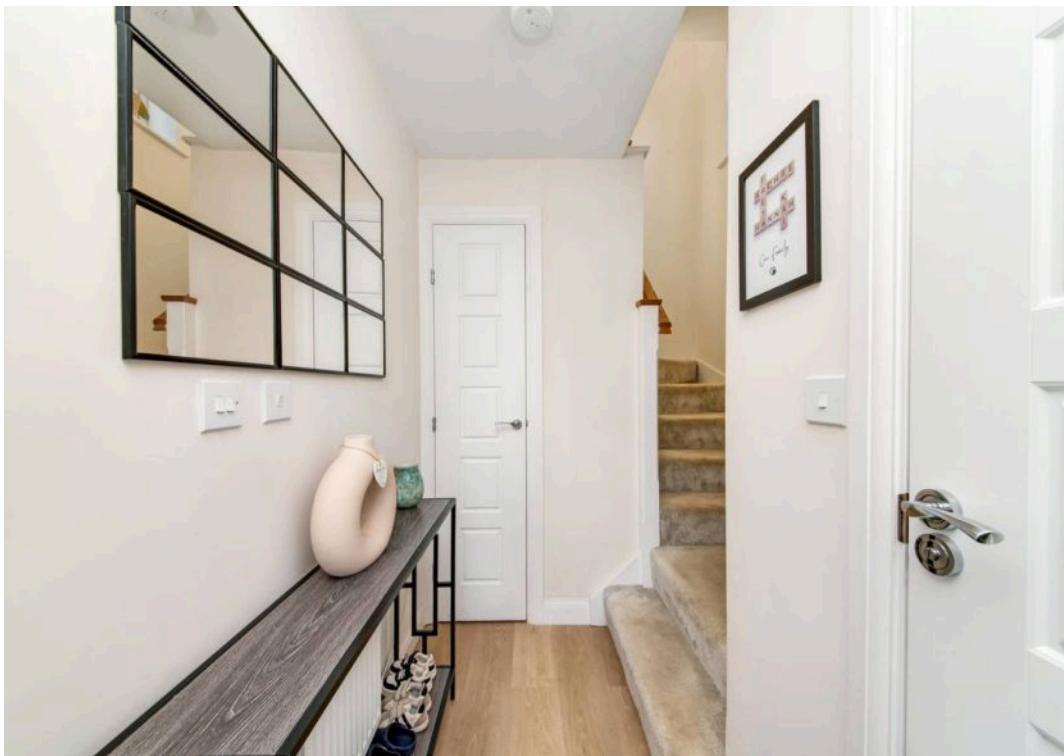
BEDROOM THREE

Currently used as a dressing room with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

HOUSE BATHROOM

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





GARDEN

To the front of the home is a grassed area, hedging, paved path and a tarmacked driveway which runs alongside the property provides off-street parking. To the rear of the property is a low maintenance garden with paved patio seating area, artificial lawn with raised borders and perimeter fencing.





ADDITIONAL INFORMATION

The EPC is a B-83 and the council tax band is A, 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)

COPYRIGHT

Unauthorized reproduction prohibited.

FREE VALUATIONS

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 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/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000