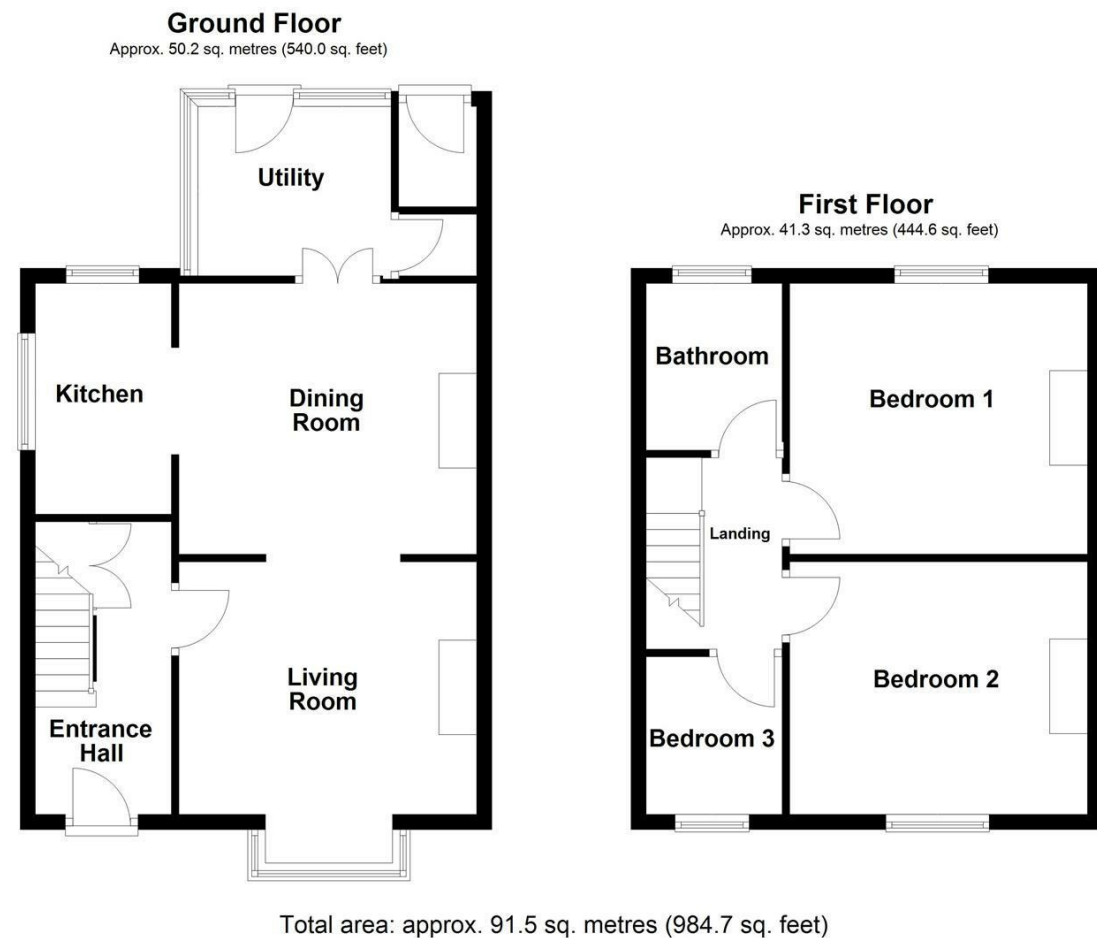


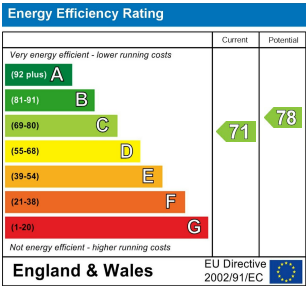


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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01977 798 844



90 Summer Lane, Royston, Barnsley, S71 4HW

For Sale Freehold £280,000

Situated in the popular Royston area of Barnsley is this well presented three bedroom semi detached property, occupying a generous plot and offering excellent potential for extension, subject to the necessary planning consents. With three bedrooms, ample reception space and attractive open views to the front, this property is not to be missed.

The accommodation briefly comprises an entrance hall with useful understairs storage and a doorway leading into the living room. The living room opens through to a separate dining room, which in turn leads to the kitchen and utility area with additional storage cupboard and access to the rear garden. To the first floor, the landing provides access to the loft, three bedrooms (two generous doubles) and the family bathroom. Externally, the front garden is mainly laid to lawn with mature shrub borders, while a paved driveway provides off road parking and runs along the side of the property, enclosed by timber fencing. The rear garden is particularly spacious, featuring an expansive lawn, a patio area ideal for outdoor dining and entertaining, space for a garden shed, and access to a brick built outbuilding. The garden is fully enclosed by a combination of walls and timber fencing, with established shrubbery providing further privacy.

Royston is a well connected and desirable location, ideal for a range of buyers including growing families. A variety of local shops and schools are within easy reach, while more extensive amenities can be found in nearby Barnsley and Wakefield. Regular bus routes operate locally, both towns offer railway stations for wider city links, and the M1 motorway is a short drive away.

Only a full internal inspection will truly reveal the potential and quality this home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass pane, central heating radiator, stairs to the first floor, useful understairs storage and a door into the living room.

LIVING ROOM

12'11" x 12'11" (max) x 6'10" (min) (3.95m x 3.95m (max) x 2.1m (min))
Open to the dining room, with UPVC double glazed box window to the front with built-in shutters, central heating radiator and a decorative fireplace with stone hearth and modern mantel.



DINING ROOM

11'9" x 12'11" (max) x 11'3" (min) (3.6m x 3.95m (max) x 3.45m (min))
A set of UPVC double glazed French doors into the utility, opening into the kitchen, a central heating radiator and a decorative open fireplace with stone hearth, exposed brick surround and chimney breast.



KITCHEN

5'10" x 10'2" (1.8m x 3.1m)
A range of gloss modern wall and base units with work surfaces, stainless steel sink with mixer tap, tiled brick-style splashback, four ring induction hob with stainless steel extractor above, and integrated oven, under-counter fridge, freezer and dishwasher. Spotlighting, two UPVC double glazed windows, one to the side and one to the rear.



UTILITY ROOM

8'4" x 7'4" (2.56m x 2.25m)
Surrounded by UPVC double glazed windows and a UPVC double glazed door to the rear garden, with space and plumbing for a washing machine and tumble dryer and access to a storage cupboard that was previously a w.c. and still retains plumbing.

FIRST FLOOR LANDING

Spotlighting, loft access via pull down ladder and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'11" (max) x 12'9" (min) x 11'8" (3.65m (max) x 3.9m (min) x 3.58m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'11" (max) x 12'9" (min) x 11'8" (3.35m (max) x 3.9m (min) x 3.57m)
UPVC double glazed window to the front with built-in shutters, central heating radiator and decorative panelling to one wall.



BEDROOM THREE

5'10" x 7'0" (1.8m x 2.15m)
UPVC double glazed window to the front with built-in shutters and central heating radiator.

BATHROOM/W.C.

5'10" x 7'0" (1.8m x 2.15m)
Frosted UPVC double glazed window to the rear, matt black ladder style central heating radiator, low flush w.c., floating wash basin with storage below and mixer tap, panelled bath with mixer tap and built-in water jets, mains shower with overhead attachment and glass shower screen and spotlighting.



OUTSIDE

To the front of the property, the garden is laid to lawn with a paved driveway providing off street parking for several vehicles which leads down the side of the property and to the steps providing access to the front door. The rear garden incorporates a paved patio area ideal for outdoor dining, with an expansive lawn area offering generous space and potential for extension subject to planning. The garden is enclosed by walls and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.