

The floor plan shows a rectangular layout. At the top is the **Kitchen/Diner** area, which includes a window with a curtain. Below it is the **Inner Hallway**, which contains a staircase. To the right of the hallway is the **Pantry**. At the bottom is the **Living Room**, which has a fireplace on the right wall and a large window at the bottom. The walls are represented by thick black lines, and the rooms are labeled with bold text.

The floor plan shows a rectangular layout. At the top are two bedrooms, labeled 'Bedroom 2' on the left and 'Bedroom 3' on the right. Below them is a landing area labeled 'Landing' which contains a staircase with a zig-zag arrow indicating the direction of travel. To the left of the landing is a bathroom labeled 'Bathroom'. At the bottom of the plan is a large bedroom labeled 'Bedroom 1'. The plan includes thick black lines for walls and doors, and a small inset showing the building's location within a larger site context.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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

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.

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For Sale Freehold £250,000

A fantastic opportunity to purchase this three bedroom detached family home in Royston. Benefitting from a modern fitted house bathroom, ample off street parking and a low maintenance landscaped rear garden, this property is certainly not one to be missed.

The property is located close to local amenities and schools within the surrounding area of Royston with main bus routes running to and from Barnsley town centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

KITCHEN/DINER

15'0" x 11'6" [max] x 9'8" [min] [4.58m x 3.53m [max] x 2.95m [min]]
UPVC double glazed side entrance door into the kitchen/diner. UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, door to the inner hallway, central heating radiator, spotlights, opening into the pantry cupboard. A range of wall and base units with laminate worksurface over and tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, plumbing and drainage for a dishwasher, space for a freestanding oven and grill, space for a fridge freezer.

PANTRY

Frosted UPVC double glazed window to the side, boiler housed here.

INNER HALLWAY

Stairs to the first floor landing, door into the living room.

LIVING ROOM

10'11" x 15'0" [3.34m x 4.58m]
UPVC double glazed bowed window to the front, coving to the ceiling, central heating radiator, wall mounted electric fire.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, glass balustrade. Doors to three bedrooms, a storage cupboard and the house bathroom.

BEDROOM ONE

11'0" x 13'3" [3.37m x 4.04m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, a range of fitted wardrobes.



BEDROOM TWO

8'3" x 8'4" [2.52m x 2.55m]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

8'8" x 6'4" [2.65m x 1.95m]
UPVC double glazed window to the rear, central heating radiator.



BATHROOM

6'0" x 5'4" [1.84m x 1.64m]
Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, extractor fan, spotlights. Comprising of a three piece suite with a low flush W.C., wash basin with mixer tap built into high gloss vanity units, 'L' shaped panelled bath with a glass shower screen, mixer tap and mixer shower over.



OUTSIDE

To the front of the property, there is a low maintenance pebbled front garden with solid railway sleeper edged borders with bushes and plants within and a double block paved driveway. To the side of the property a block paved driveway runs from the front, providing ample off road parking and leading to a larger than average garage with a manual up and over door. To the rear of the property there is a timber decked patio area, perfect for entertaining and dining purposes with a timber pergola over, a low maintenance AstroTurf rear garden with slate borders, shrubbery and bushes, solid brick built walls and timber fences surrounding.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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

VIEWINGS

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