



Park View, Royston, Barnsley S71

PRICE: OFFERS OVER £130,000

- THREE BEDROOMS
- MODERN FITMENTS THROUGHOUT
- OPEN PLAN KITCHEN
- DECEPTIVELY SPACIOUS
- GARDEN TO THREE SIDES
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS

OCCUPYING AN OUTSTANDING CORNER PLOT POSITION IS THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY IDEALLY SUITED TO THE FIRST TIME BUYER OR YOUNG FAMILY.

Viewing: Contact the agents

Appointment date/time:

Accommodation Comprises

Occupying an outstanding corner plot position is this beautifully presented and deceptively spacious three bedroom semi detached property ideally suited to the first time buyer or young family. The property has an open plan kitchen, gardens to three elevations, off street parking, recently upgraded double glazed windows and heating system and has modern appointments throughout. Located close to local amenities, schools and transport links. Early viewing is recommended.

ENTRANCE HALLWAY

Entered via the side elevation via a newly fitted composite double glazed entrance door, having a side panel glazed window and opens into the entrance hallway, having a radiator and gives access to the downstairs W.C., open plan kitchen and lounge.

LOUNGE

10' 5" x 16' 11" (3.18m x 5.16m)

A front facing reception room, having two double glazed windows, one of which is bay style providing light within. There is a focal point modern fireplace with an electric fire, laminate finish to the floor and a radiator.

OPEN PLAN KITCHEN

13' 4" x 13' 6" (4.06m x 4.11m)

Presented to the rear elevation featuring a contemporary, high specification, modern kitchen with a work surface incorporating a stainless steel sink unit. There is an electric cooker point, free standing fridge freezer and plumbing for an automatic washing machine or dishwasher. Having part tiling to the walls, vinyl finish to the floor, recently fitted French double glazed doors giving access to the rear elevation, inset spot lighting, radiator and gives access to a utility room.

UTILITY ROOM

Having plumbing for an automatic washing machine and houses a recently fitted combination boiler.

W.C.

Featuring a recently upgraded two piece white bathroom suite comprising of a push button W.C., and a slimline wash hand basin housed on a vanity cupboard. There is part tiling to the lower half of walls, vinyl finish to the floor, frosted double glazed window and a radiator.

STAIRS

A staircase rises to the first floor landing and gives access to three bedrooms, bathroom and attic loft space via a hatch.

BEDROOM ONE

10' 1" x 17' 5" (3.07m x 5.31m)

A substantial front facing double room, having a double glazed window and two radiators.

BEDROOM TWO

10' 8" x 10' (3.25m x 3.05m)

A rear facing double room, having a double glazed window and a radiator.

BEDROOM THREE

10' 3" x 7' 11" (3.12m x 2.41m)

A rear facing room, having a double glazed window and a radiator.

BATHROOM

Features a four piece contemporary bathroom suite comprising of a corner shower cubicle with plumbed in shower, pedestal wash hand basin, panel bath with telephone tap and a low flush W.C.. There is a chrome heated ladder rail, fully tiled walls, vinyl finish to the floor and a frosted double glazed window.

EXTERNALLY

Located within a substantial corner plot position, entered from the side elevation via a picket gate on to a concrete pathway giving access to the side aspect and lawn grass areas to the front and side of the property. There is a large concrete driveway providing, off street parking for two vehicles, whilst to the rear of the property is a fence enclosed low maintenance garden, having a large paved seating area and platform for garden sheds.

MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

SERVICES

Mains gas. Mains electricity. Mains water. Mains drainage.

ADDITIONAL NOTE

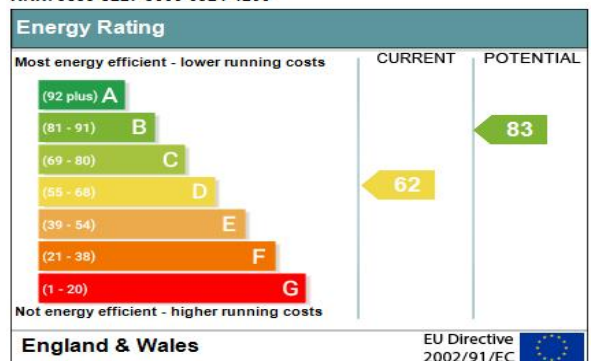
Fixtures and fittings by separate negotiation.



These details were prepared from an inspection of the property and information provided by the vendor on 3rd March 2021.
 Ref: BM/CS



Address: 98 PARK VIEW, ROYSTON, BARNSELY, BARNSELY, S71 4AF
 RRN: 9839-5227-3000-0924-4206



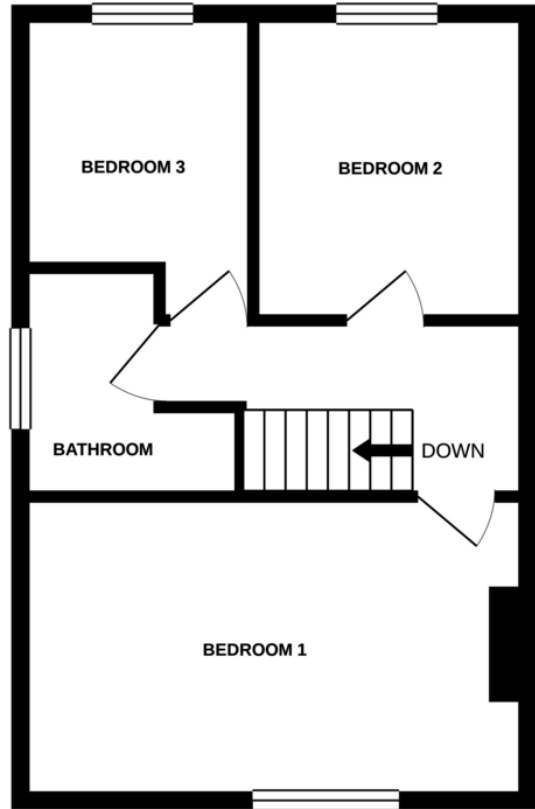
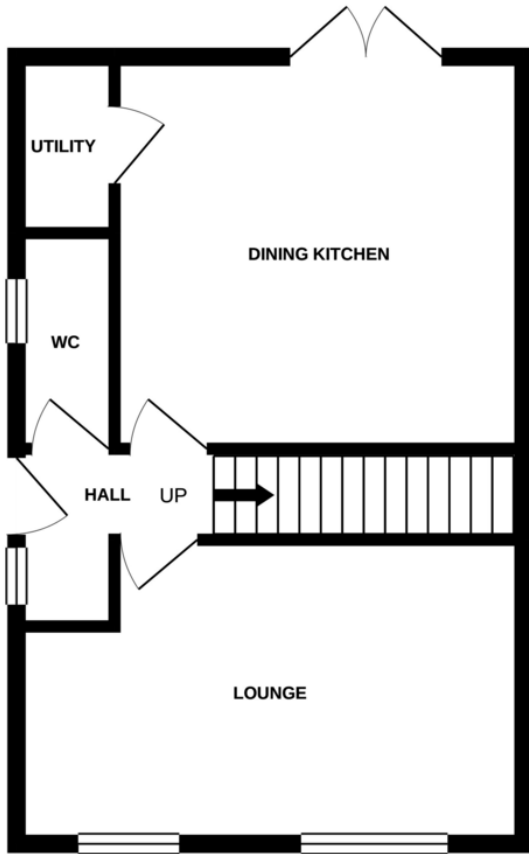
IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
 When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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