

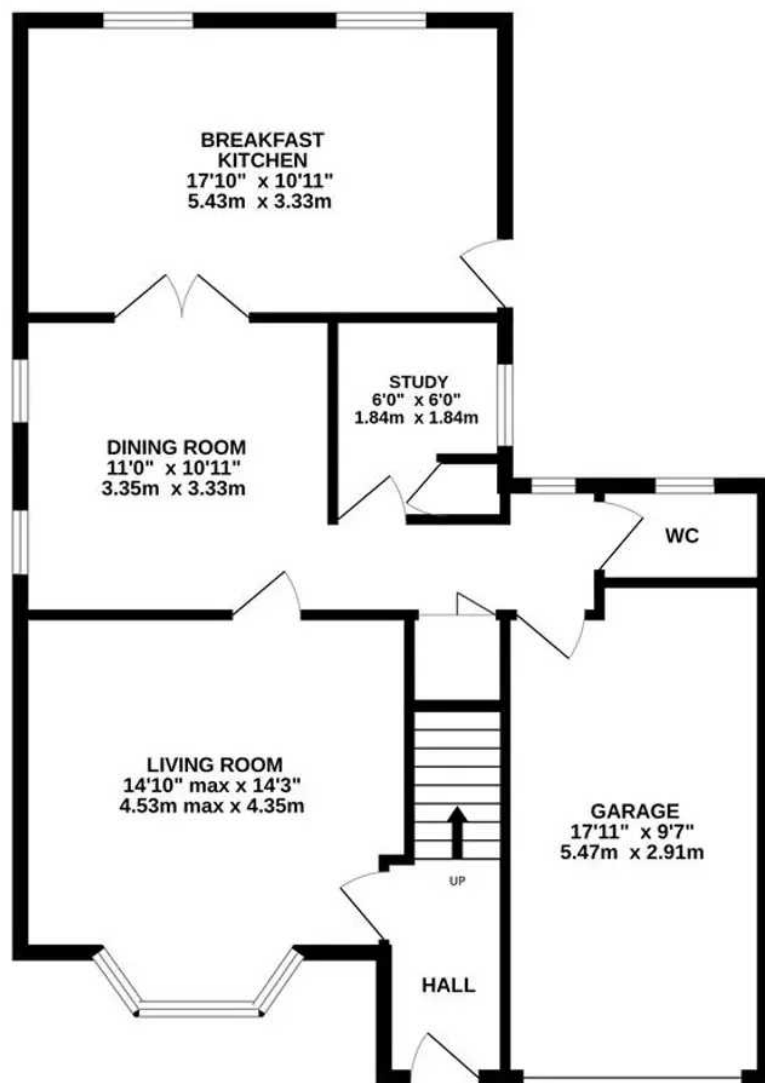


Vicarage Lane, Royston, Barnsley, S71 4QY

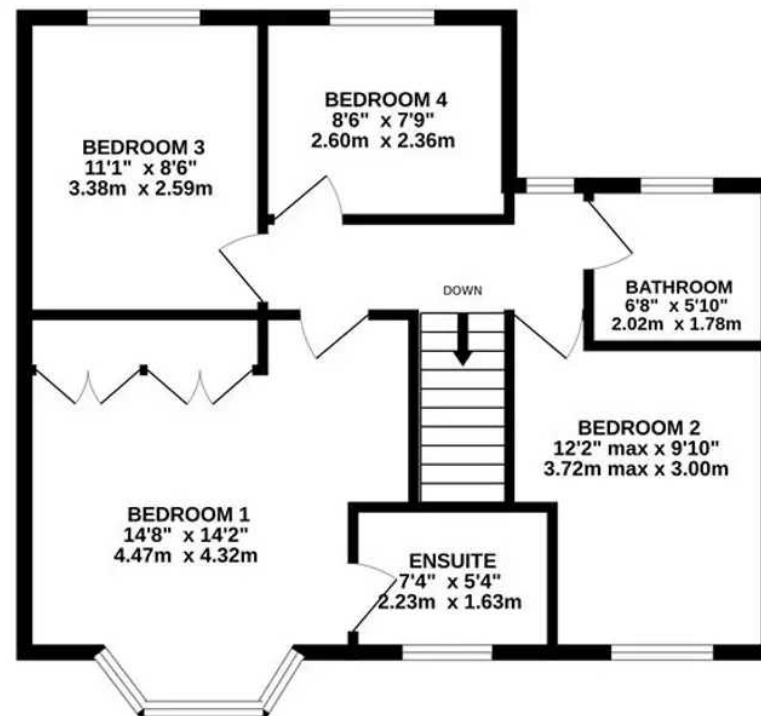
Barnsley

Offers Over **£300,000**

GROUND FLOOR



1ST FLOOR



VICARAGE LANE

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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Vicarage Lane

Royston, Barnsley

A SUBSTANTIAL SIGNIFICANTLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING THIS LITTLE KNOWN TUCKED AWAY POSITION IN THE CENTRE OF THIS THRIVING VILLAGE WITH VIEWS OF THE CHURCH TO FRONT.

Well positioned for local schooling and the daily commute this well sized home offers substantial two storey accommodation as follows to ground floor; entrance hall, lounge, dining room, breakfast kitchen, downstairs w.c and study. To first floor there are four bedrooms including master with en-suite shower room and family bathroom. Outside to the front is an enclosed driveway for numerous vehicles leading to integral garage and there is an enclosed garden to rear. A unique home that must be viewed to fully appreciate the accommodation on offer.

- GARAGE
- MUST BE VIEWED
- VIEWS TO FRONT
- DINING ROOM
- BREAKFAST KITCHEN
- STUDY
- OFF STREET PARKING
- DETACHED HOUSE
- FOUR BEDROOMS





ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into entrance hallway with two ceiling lights, coving to the ceiling, central heating radiator and staircase rising to first floor. A timber and glazed door opens through to the lounge.

LOUNGE

A well-proportioned front facing reception space with the main focal point of the room being a coal effect gas fire set within marble surround. There is a ceiling light with ornate ceiling rose, coving to the ceiling, three wall lights and uPVC double glazed bay window to front with central heating radiator. A timber and glazed panel gives extra light through to the inner hallway and timber and glazed door opens through to the dining room.

BREAKFAST KITCHEN

From the dining room twin timber and glazed doors open through to the breakfast kitchen. A single storey extension to the home offering an excellently proportioned breakfast kitchen with feature central breakfast bar island with seating area. The kitchen itself has a range of wall and base units in a wood effect with laminate worktops with matching upstands complemented by a tiled floor. Integrated appliances in the form of; two electric ovens, built in microwave, built in coffee machine and five burner stainless steel gas hob with stainless steel chimney style extractor fan over. There is a built-in fridge freezer, built in dishwasher, plumbing for a washing machine and one and half bowl stainless steel Franke sink with chrome mixer tap over. The room has inset ceiling spotlights, two central heating radiators, three uPVC double glazed windows to rear and composite double glazed door giving access to the rear garden.

STUDY

A versatile space currently used as a study with ceiling light, coving to the ceiling, central heating radiator, built-in cupboard, and uPVC double glazed window to side.



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INNER HALL

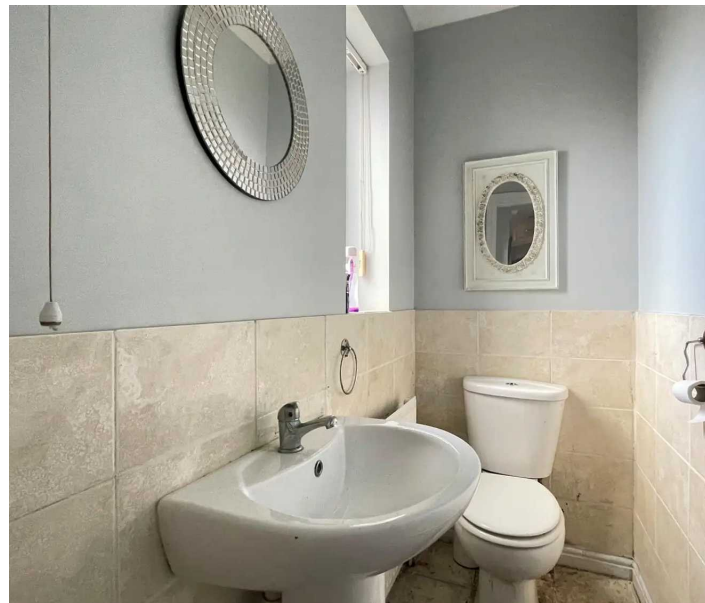
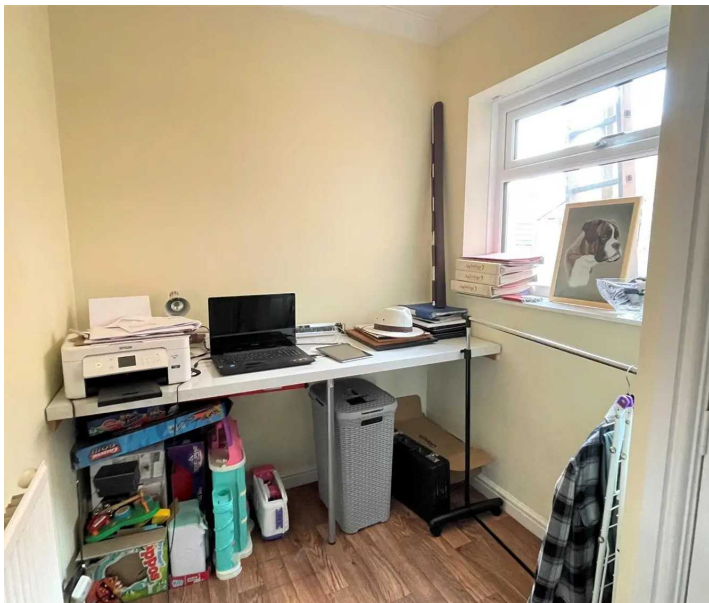
This leads into the inner hallway which has inset ceiling spotlights, coving to the ceiling, central heating radiator and uPVC double glazed window to rear. There is access to useful under stairs cupboard, entrance to the garage and access to the following;

DINING ROOM

An excellently proportioned further reception space offering a flexible area currently used as a dining space with ample room for dining table and chairs. There is a ceiling light with ceiling rose, wall light, coving to the ceiling, central heating radiator and two separate uPVC double glazed windows to side.

DOWNSTAIRS W.C

Comprising a two piece white suite in the form of; close couple W.C and pedestal basin with chrome mixer tap over. There is a ceiling light, extractor fan, coving to the ceiling, part tiling to walls, central heating radiator and uPVC double glazed window to rear.



FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with ceiling light and access to loft via a hatch. Here we gain access to the following rooms.

BEDROOM ONE

An excellently proportioned double bedroom with a bank of fitted wardrobes and fitted furniture. There is a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed bay window to front with a window seat enjoying views towards the church.

MASTER EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close couple W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains feed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to wall, wood effect flooring, central heating radiator and obscure uPVC double glazed window to front.

BEDROOM TWO

Forming part of the double storey extension to the home this double bedroom has ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.





BEDROOM THREE

A further double bedroom rear facing with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

Rear facing with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

HOUSE BATHROOM

Comprising a three piece white suite in the form of close couple W.C, basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap with electric shower over and glazed shower screen. There inset ceiling spotlights , extractor fan, full tiling to walls, wood effect flooring, central heating radiator and obscure uPVC double glazed window to rear.





OUTSIDE

To the front of the home there are twin iron gates opening onto extensive blocked paved driveway providing off street parking for numerous vehicles. There are raised plant areas and perimeter walling and fencing, the driveway leads to the integral garage. A single garage with up and over door, this provides off street parking, storage or indeed scope to convert into additional living accommodation giving necessary planning and consents. To the rear of the home is an enclosed garden with lawned space, patio area and raised decked space with space for a shed.



ADDITIONAL INFORMATION

The EPC rating is D-63 and the council tax band is C 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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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

MAILING LIST

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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

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