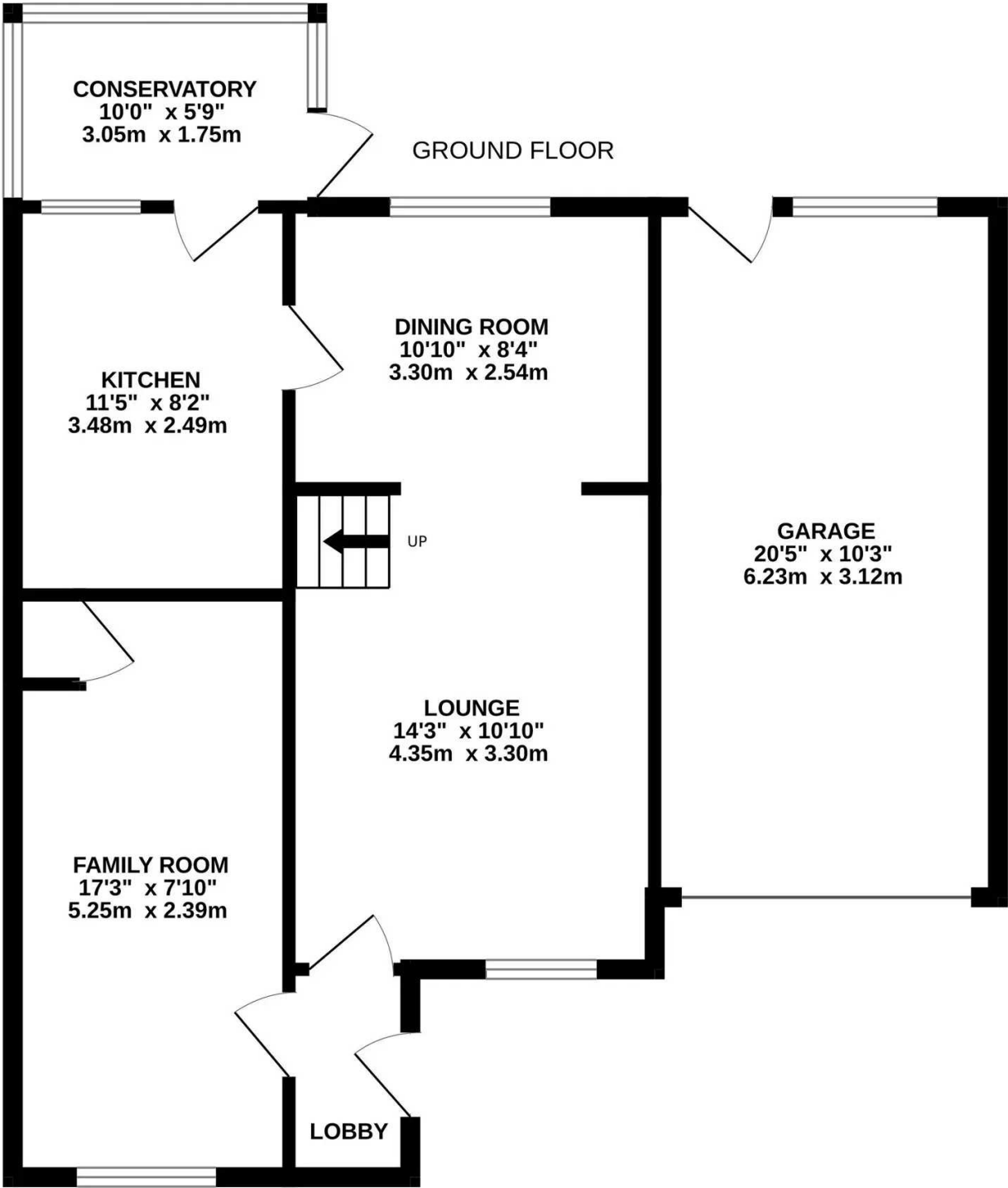




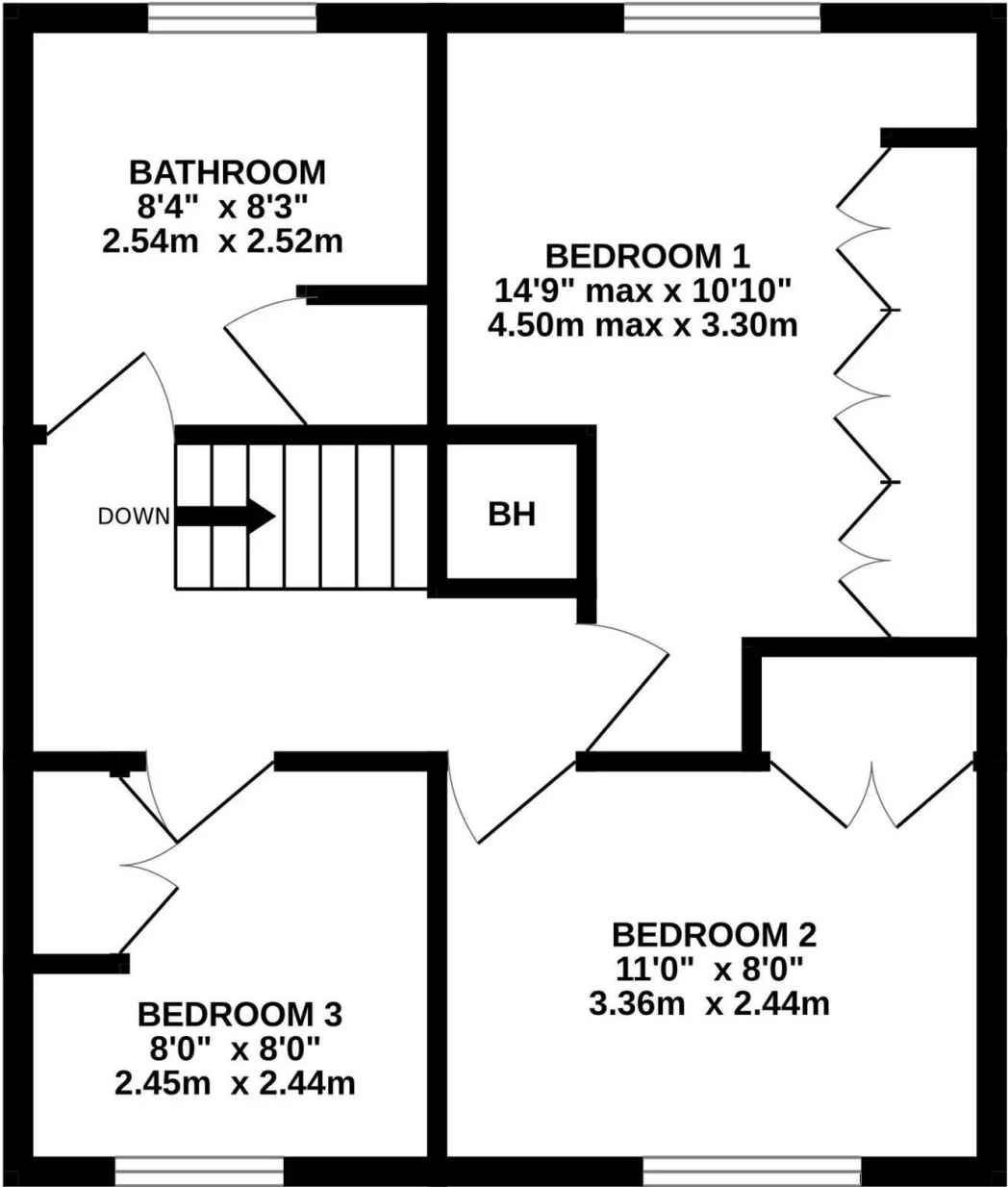
Whitewood Close, Royston, Barnsley, S71 4LX

In Excess of **£219,950**

Barnsley



1ST FLOOR





Whitewood Close,

Royston, Barnsley

OCCUPYING A GENEROUS CORNER PLOT POSITION WITH GARDEN AREAS TO THREE SIDES, WE OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOM EXTENDED PROPERTY, BENFITTING FROM A GARAGE CONVERSION TO CREATE ADDITIONAL RECEPTION SPACE. LOCATED ON THIS QUIET RESIDENTIAL DEVELOPMENT, THE HOME OFFERS WELL PROPORTIONED VERSATILE ACCOMMODATION IN A TWO STOREY CONFIGURATION.

- THREE BEDROOM EXTENDED PROPERTY
- GENEROUS CORNER PLOT POSITION
- GARDEN AREAS TO THREE SIDES
- BENFITTING FROM A GARAGE CONVERSION
- QUIET RESIDENTIAL DEVELOPMENT
- DINING ROOM
- CONSERVATORY
- OFF STREET PARKING FOR NUMEROUS VEHICLES



ENTRANCE

Entrance gained via uPVC and obscure glazed door into the entrance hall, with ceiling light and space to hang coats. Here we gain entrance to the following.

LOUNGE

14' 3" x 10' 10" (4.35m x 3.30m)

A front facing reception space with the main focal point being an electric remote control operated fire, sat within an ornate surround. There is ceiling light with ceiling rose, coving to the ceiling, dado rail, central heating radiator, uPVC double glazed window to the front and a staircase rising to the first floor. An archway leads through to the dining room.

DINING ROOM

10' 10" x 8' 4" (3.30m x 2.54m)

With ample room for a dining table and chairs, there is ceiling light with ceiling rose, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to the rear. The door then opens through to the kitchen.



KITCHEN

11' 5" x 8' 2" (3.48m x 2.49m)

A modern kitchen with a range of wall and base units in a wood effect shaker style in cream with contrasting laminate worktops and tile splashbacks. There is space for a cooker with extractor fan over, plumbing for a washing machine, space for a free standing fridge freezer and a stainless steel sink with mixer tap over. The room has a ceiling light, uPVC double glazed through to the conservatory and a uPVC double glazed door giving access through.

CONSERVATORY

An addition to the home offering a flexible reception space, enjoying aspect over the rear garden via timber double glazed windows to three elevations. There is ceiling strip light, wall mounted electric heater and further door giving access out.

FAMILY ROOM

17' 3" x 7' 10" (5.25m x 2.39m)

Back from the entrance hallway a door opens through to the family room/ study/snug. Having been the former sight of the integral garage, this has now been converted to create an additional versatile space. Currently used as a study, this could make an additional lounge or potential occasional bedroom. There are two ceiling lights, coving to the ceiling, central heating radiator and built in cupboard.

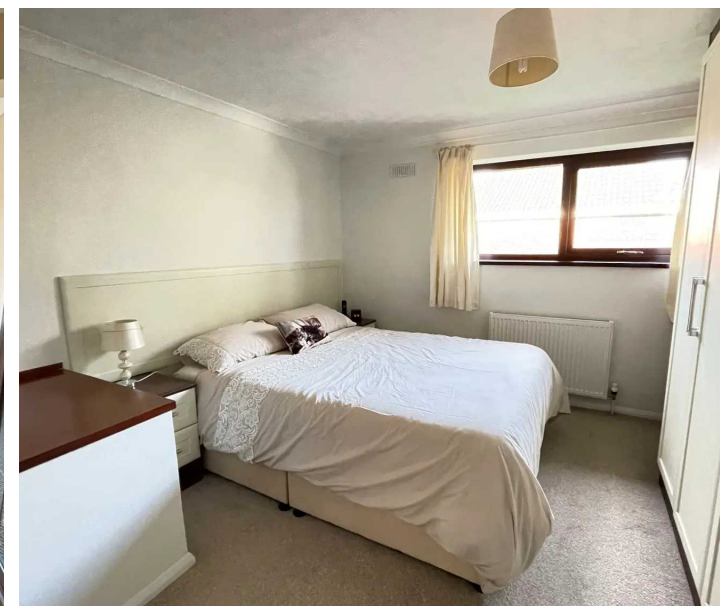
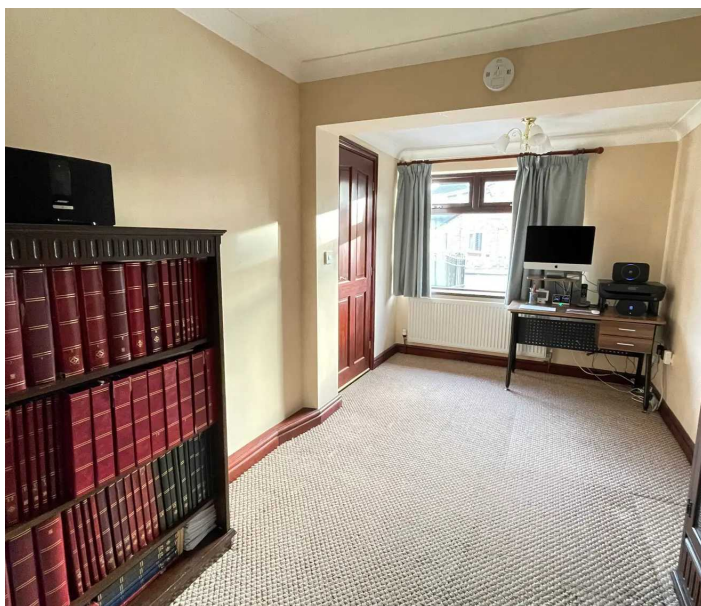
FIRST FLOOR LANDING

From the living room, a staircase rises to the first floor landing. With ceiling light, central heating radiator and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

14' 9" x 10' 10" (4.50m x 3.30m)

A generous double bedroom with built in wardrobes, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.





BEDROOM TWO

11' 0" x 8' 0" (3.36m x 2.44m)

A further double bedroom with ceiling light, built in wardrobes, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

BEDROOM THREE

8' 0" x 8' 0" (2.45m x 2.44m)

With built in furniture, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

BATHROOM

8' 4" x 8' 3" (2.54m x 2.52m)

A spacious bathroom with a three piece modern white suite in the form of; close coupled W.C., pedestal basin with chrome taps over, bath with chrome taps, curved glazed shower screen and mains fed chrome mixer shower over. There is a ceiling light, full tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the rear and there is also access to a storage cupboard.



GARDEN

To the side of the home is a low maintenance path area with flower beds containing shrubs and perimeter fencing. An iron gate then opens through to the rear garden, which is fully enclosed with perimeter fencing. Immediately behind the home there is a flagged patio seating area with steps leading to a lawned garden space with flower beds containing various plants and shrubs. There is also access to concrete section with an outbuilding, offering secure storage solution or indeed scope for a workshop.

OFF ROAD

3 Parking Spaces

To the front of the home twin iron gates open onto an imprint driveway, providing off street parking for numerous vehicles with perimeter flower beds and boarder fencing.

GARAGE

Single Garage

The driveway leads to the attached garage, an addition to the home with the initial integral garage having been converted into an additional living accommodation, this well sized garage has an up and over door, pitched roof and a personal uPVC double glazed door to the rear with a window. This provides off street parking, storage or indeed scope for further conversion given the necessary planning and consents.





ADDITIONAL INFORMATION

EPC Rating is C and we are informed by the vendor that the property is freehold and the council tax band is B.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDRY 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 Unauthorised 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 FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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



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