

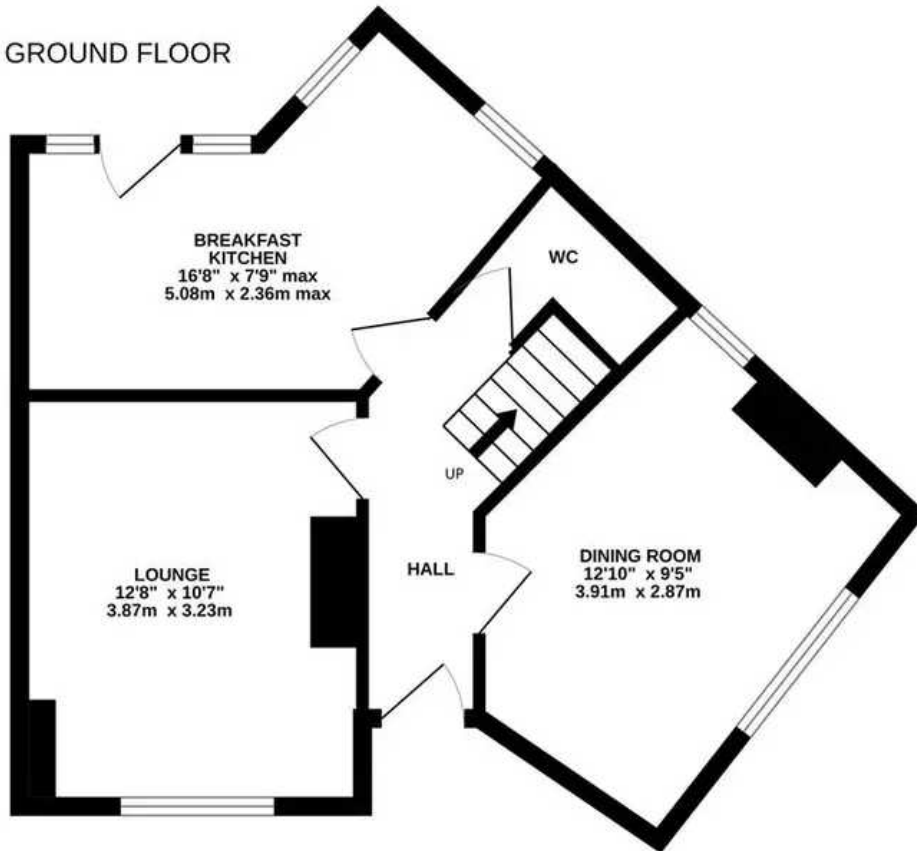


76 Cross Lane, Royston, Barnsley, S71 4AP

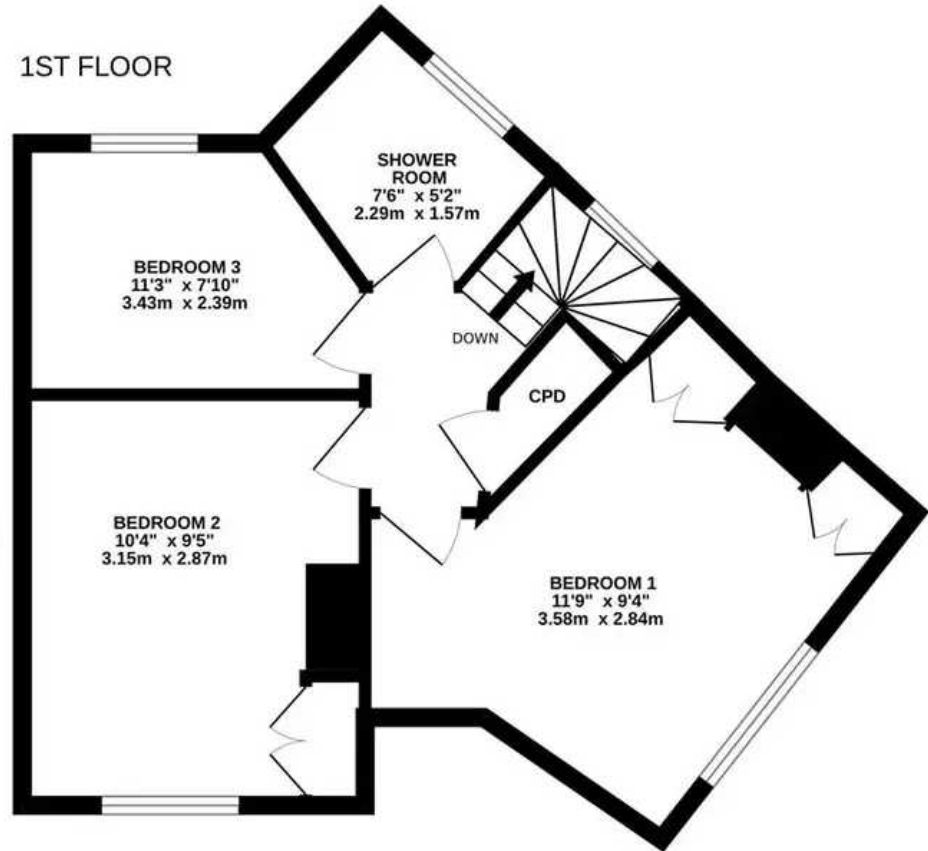
Barnsley

In Excess of **£150,000**

GROUND FLOOR



1ST FLOOR



CROSS 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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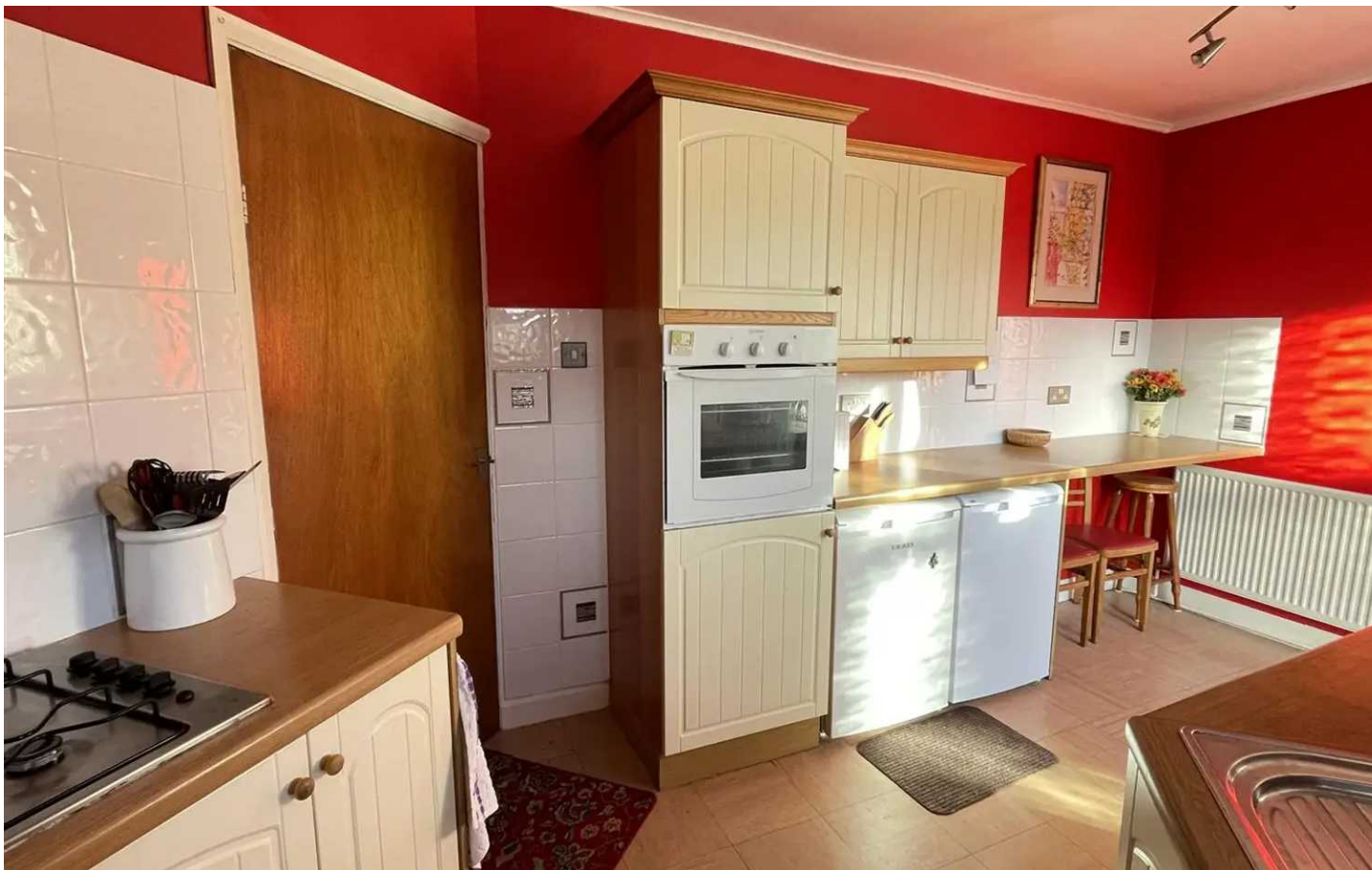
76 Cross Lane

Royston, Barnsley

OCCUPYING A GENEROUS CORNER PLOT POSITION, WE OFFER TO THE MARKET THIS THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY OFFERING SPACIOUS LIVING ACCOMMODATION IN A TWO STOREY CONFIGURATION, WITH GARDENS TO THREE SIDES AND TWO RECEPTION ROOMS. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, downstairs W.C., breakfast kitchen, lounge and dining room. To the first floor, there are three double bedrooms and modern shower room. Externally there are lawned gardens to front and rear, with a driveway to the side of the property providing off street parking. The home offers superb potential for further improvements or extensions, possibly to the side or addition of adding a garage given the necessary planning and consents.

- CORNER PLOT POSITION
- SPACIOUS LIVING ACCOMMODATION
- SCOPE FOR FURTHER EXTENSION OR IMPROVEMENTS
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- NO UPPER VENDOR CHAIN





ENTRANCE

Entrance gained via composite and obscure glazed door into the entrance hallway.

ENTRANCE HALLWAY

With ceiling light, central heating radiator and staircase rising to the first floor. Here we gain access to the following rooms.

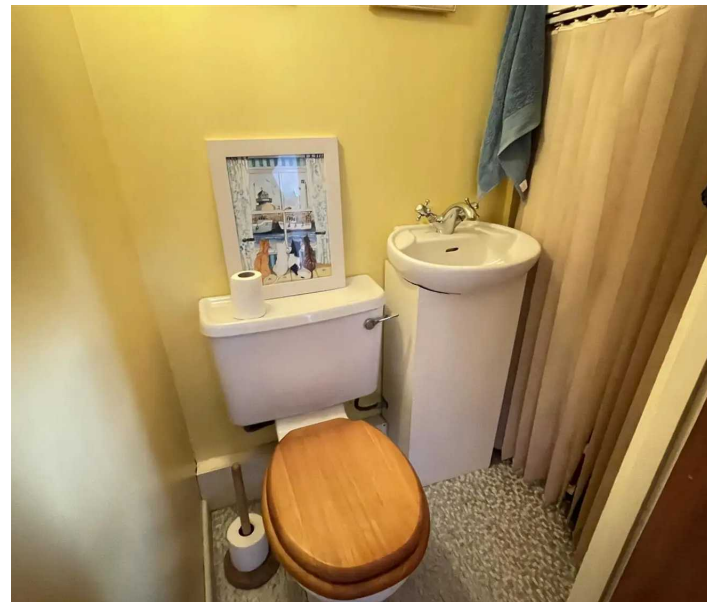
DOWNSTAIRS W.C

Comprising a two piece white suite in the form of close coupled W.C. and basin with chrome mixer tap over. There is a wall light, extractor fan and storage area underneath the stairs.

BREAKFAST KITCHEN

16' 8" x 7' 9" (5.08m x 2.36m)

With a breakfast bar seating area and further space for a dining table and chairs if so desired. The kitchen itself has a range of wall and base units in a wood effect shaker style with wood effect laminate worktops and tiled splashbacks. There is an integrated electric oven with four burner gas hob, plumbing for a washing machine, stainless steel sink with chrome mixer tap over and space for a fridge and a freezer. The room has two ceiling lights, part coving to the ceiling, central heating radiator, extractor fan and uPVC and obscure glazed stable style door giving access to the rear garden with windows either side and two further uPVC double glazed windows allowing natural light.



LOUNGE

12' 8" x 10' 7" (3.87m x 3.23m)

A front facing reception space with an electric coal effect fire sat within a surround, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

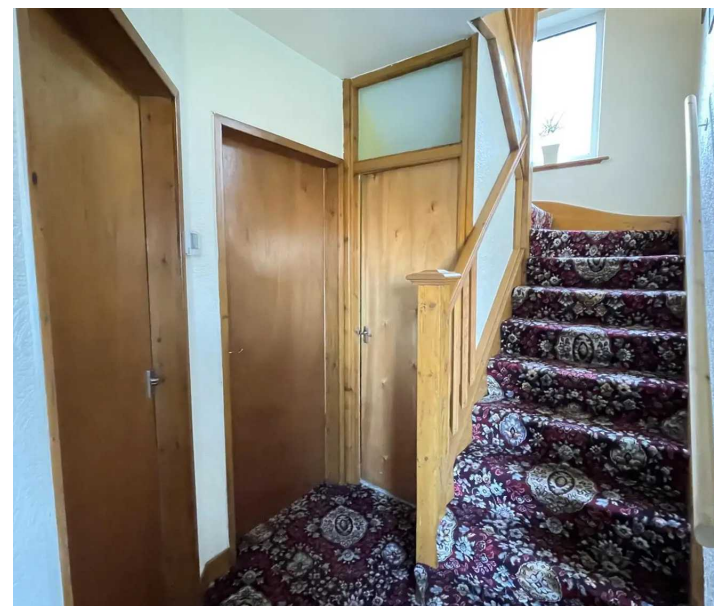
DINING ROOM

12' 10" x 9' 5" (3.91m x 2.87m)

A further flexible reception space, with ample room for dining table and chairs however it could make an additional lounge area if so desired. There is ceiling light, central heating radiator and uPVC double glazed windows to the front and side.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing, with obscure uPVC double glazed window to the side, ceiling light, access to cupboard above the stairs and access to the loft via a hatch. Here we gain entrance to the following rooms.





BEDROOM ONE

11' 9" x 9' 4" (3.58m x 2.84m)

An excellently proportioned double bedroom with two banks of built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

10' 4" x 9' 5" (3.15m x 2.87m)

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

BEDROOM THREE

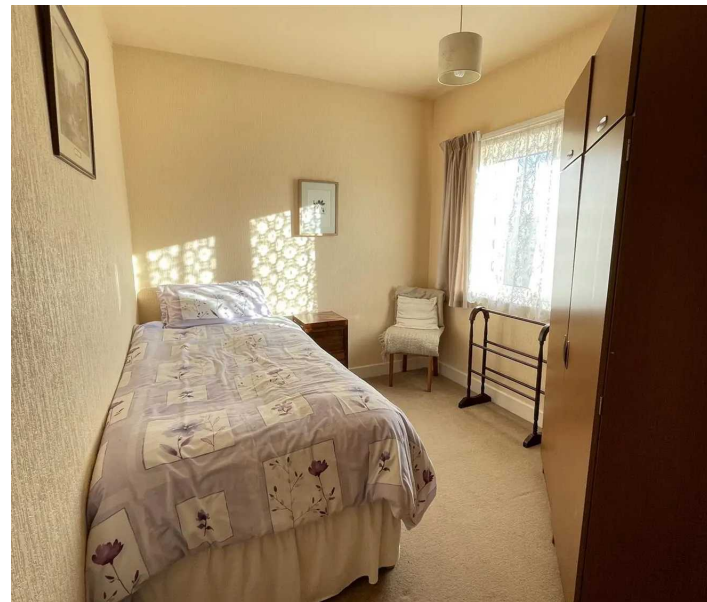
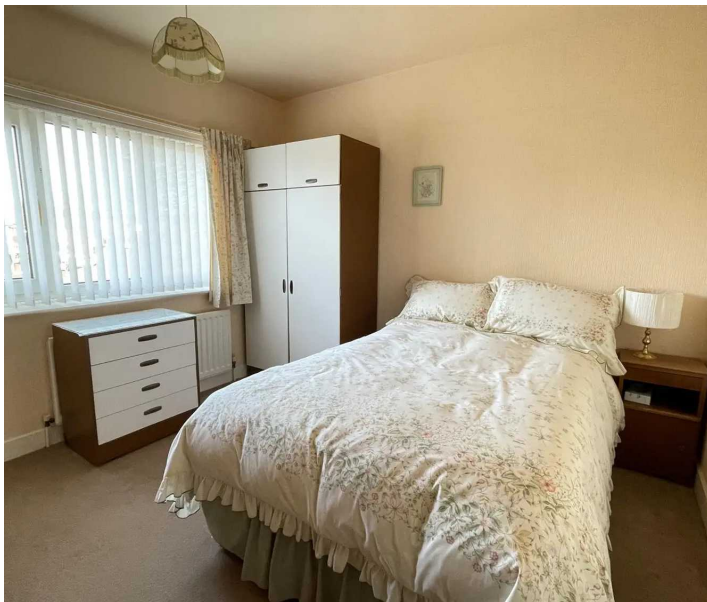
11' 3" x 7' 10" (3.43m x 2.39m)

A further double bedroom with ceiling light and uPVC double glazed window to the rear.

SHOWER ROOM

7' 6" x 7' 10" (2.29m x 2.39m)

Comprising a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and walk in shower with chrome mixer shower within and glazed shower screen. There is ceiling light, central heating radiator and uPVC double glazed window to the rear. If so desired, the shower could be removed and replaced by a bath as there is ample space.



REAR GARDEN

Twin timber gates in turn open to the rear garden where immediately behind the home there is a flagged patio seating area, beyond which there is a lawned garden with perimeter fencing and hard standing for a shed.

ON DRIVE

2 Parking Spaces

The driveway provides off street parking for two to three vehicles on flags with bordering low maintenance gravelled flower beds.



ADDITIONAL INFORMATION

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