



**Plantation Avenue Royston, Barnsley, S71 4NF**

Barnsley

**OFFERS AROUND £275,000**



## Plantation Avenue

Royston, Barnsley

OCCUPYING A SUPERB PLOT AT THE END OF THIS QUIET LITTLE KNOWN RESIDENTIAL CUL-DE-SAC, IS THIS THREE BEDROOM DETACHED TRUE BUNGALOW, OFFERING VERSATILE AND EXTENDED ACCOMMODATION. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES; Entrance hall, spacious living room, dining kitchen, conservatory, three bedrooms and bathroom. Outside there is a gated driveway to the front, extending onto the driveway to the side providing off street parking for numerous vehicles, leading to the generous garage. To the rear of the home is a superb, mature garden of excellent proportions. The offers excellent scope for further development or renovations, given necessary planning and consents. The EPC rating is TBC and the council tax band is C.

- VERSATILE ACCOMMODATION
- CLOSE TO BARNSELY AND WAKEFIELD LOCAL AMENITIES
- MATURE GARDENS TO THE REAR
- NO UPPER VENDOR CHAIN
- OFF STREET PARKING WITH DETACHED GARAGE
- TRUE BUNGALOW





### **ENTRANCE**

Entrance gained via uPVC and obscure glazed door into the entrance hall.

### **ENTRANCE HALL**

With coving to the ceiling, central heating radiator, tiled floor and uPVC double glazed window to the side. Here we gain entry to the following rooms.

### **BATHROOM**

Comprising a four piece white suite in the form of; close coupled W.C., pedestal basin with chrome taps over, shower enclosure with Triton electric shower within and corner bath with chrome mixer tap. There is ceiling light with ceiling rows, full tiling to the walls and floor, towel rail/radiator, extractor fan and obscure uPVC double glazed window to the rear.

### **LIVING ROOM**

A fabulously proportioned principal reception space, with ample room for dining table and chairs if so desired, in addition to the lounge furniture. There are two ceiling lights with ceiling rows, coving to the ceiling, two central heating radiators and natural light is gained via two uPVC double glazed windows into the conservatory, with uPVC double glazed door. With the main focal point being an ornate fire surround.



## CONSERVATORY

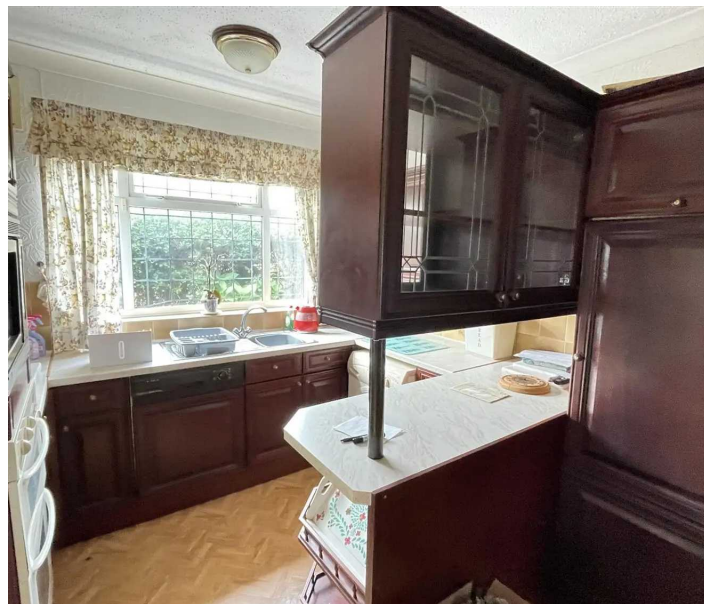
An addition to the home offering versatile reception space, with uPVC double glazing to three sides and twin French doors giving access out and overlooking the rear garden. There are two wall lights, tiled floor and a pitched roof.

## DINING KITCHEN

From the living room, an archway leads through to the dining kitchen. A fabulous open plan space, incorporating two useable areas. The kitchen space has a range of wall and base units in a wood effect shaker style with laminate worktops and tile splash backs. There is a twin electric oven, electric hob, built in microwave, integrated dishwasher, stainless steel sink with chrome mixer tap over and plumbing for a washing machine. The dining space has ample room for dining table and chairs. There are two ceiling lights, central heating radiator and uPVC double glazed window to the front.

## BEDROOM THREE

Positioned to the side of the home, with ceiling light, central heating radiator and uPVC double glazed window to the side.





### **INNER HALLWAY**

From the dining kitchen the door opens through to the inner hallway. With ceiling light, access to the loft via a hatch and further access to useful store area which also houses the boiler.

### **BEDROOM ONE**

A well proportioned double bedroom, with fitted furniture. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the side.

### **BEDROOM TWO**

An excellently proportioned further double bedroom. With ceiling light, picture rail, central heating radiator and uPVC double glazed window to the side.



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ESTATE AGENTS



## **OUTSIDE**

To the front of the home, iron gates open onto the tarmacked driveway, providing off street parking for numerous vehicles and turning circle. There is a low maintenance gravelled area and mature hedging. The driveway continues along the side of the property providing off street parking for numerous other vehicles, leading to the detached larger than average sectional garage, with up and over door and personal door to the side. To the rear of the home there is a covered patio area, inline with the conservatory. Behind the home is a flagged patio seating area and hard standing for a shed. Beyond the patio is a lawned garden with an abundance of mature plants, shrubs and trees, the garden then continues to an upper section with perimeter fencing and hedging.



## **ADDITIONAL INFORMATION**

EPC Rating is E and we are informed by the vendor that the property is freehold

## **COUNCIL TAX BAND**

**C**

## **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)

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## **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**

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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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