

THE GABLES & THE ANNEXE ROYSTON ROAD CUDWORTH BARNSELEY S72 8AA



PRICE: OFFERS AROUND £259,950 - FOR THE WHOLE

A spacious 1950's detached 3 bedroom dormer bungalow with mature gardens containing a two bedroom annexe ideal for dependant relative, a commercial let or those wishing to work from home and a useful double garage with gated driveway, ideally situated in this popular residential area of Cudworth convenient for the Dearne Valley Parkway and village centre shops and amenities.

Viewing arrangements can be made by appointment through our Residential Department on 01226 299221

PHOTO GALLERY
THE BUNGALOW



LOUNGE



DINING ROOM



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



REAR ELEVATION



REAR GARDEN

PHOTO GALLERY
THE ANNEXE



FRONT ELEVATION



LOUNGE



KITCHEN



DINING ROOM



BEDROOM ONE



BATHROOM



FRONT GARDEN

THE GABLES & THE ANNEXE
ROYSTON ROAD
CUDWORTH

Enjoying a high degree of privacy within beautiful established gardens, this delightful older type property is deceptively spacious and offers well maintained and charming accommodation to a good standard with double glazing and gas central heating.

Within the gardens there is a versatile detached annexe standing adjacent to the bungalow which might also appeal to those who operate a surgery/consultancy rooms. The set up is ideal, so attractively laid out in these attractive gardens behind the garage with its own patio garden.

A viewing is a must to appreciate all the scope that this charming property has to offer, simply call our number for an appointment.

The accommodation of the bungalow comprises:

GROUND FLOOR

Central front entrance with set of French double glazed external doors to the

ENTRANCE LOBBY with ceramic tiled floor and access to a

LONG INNER HALL having low level wall panelling, a good fitted range of book shelving, wood effect floor covering and a central heating radiator, access to the

LOUNGE 16'5" X 11'11" the measurements including the walk in circular bay and the alcoves, there is a wood fireplace with slate surround and hearth to the coal effect gas fire, exposed wood flooring, coving, twin panelled central heating radiator and a set of multi-pane French doors to the

DINING ROOM 14'1" X 11'11" with views of and access into the lawned rear garden courtesy of a set of aluminium framed patio doors, the measurements include the staircase, there is a wall mounted gas fire, coving and two twin panelled central heating radiators

FRONT BEDROOM ONE 12'7" X 11'6" including the circular walk in bay and the fitted hanging robes with two sliding mirrored doors, wood effect floor covering and a central heating radiator

UTILITY ROOM 5'11" X 3'11" located at the rear and having plumbing facilities for an automatic clothes washer, ceramic tiled floor, fitted shelving and power and light supply

From the side entrance hall with its ceramic tiled floor there is a built in double boiler/linen cupboard and a timber and single glazed side entrance door, access to the

DINING KITCHEN 12'6" X 7'4" with gable window and a fitted range of floor and wall mounted storage units with ample worktops incorporating a stainless steel sink unit and drainer with mixer taps and integrated appliances consisting of a Neff double oven, a four ring gas hob, a cooker hood, drawers, wall display cabinet, tiled surrounds, exposed wood floor, plumbing facilities for an automatic clothes/dish washer and a twin panelled central heating radiator

STUDY 8'11" X 5'11" with rear facing window, twin panelled central heating radiator and shelving

SHOWER ROOM with white suite comprising of a tiled shower with chrome shower fitting, pedestal wash hand basin with mixer taps and popup waste, low flush WC, there is a twin panelled central heating radiator

From the dining room a staircase with spindle balustrade and newel post rises to the

FIRST FLOOR

LANDING with built in store cupboard and access to the eaves and to the

BEDROOM TWO 12'7" X 9'6" having front and rear facing dormers, exposed wood flooring, access to the eaves and a twin panelled central heating radiator

BEDROOM THREE 12'6" X 8'10" with front and rear facing dormer windows, a twin panelled central heating radiator and exposed wood floor

BATHROOM 7'1" X 6'1" with coloured suite comprising of a panelled bath, pedestal wash hand basin, low flush WC, partial wall tiling and twin panelled central heating radiator

The accommodation of the annexe which is detached and stands immediately adjacent to the bungalow comprises:

GROUND FLOOR

Front entrance into the

DINING ROOM / ATRIUM AREA 14'6" X 9'4" having a wood and tiled fireplace and hearth, feature windows to the front, twin panelled central heating radiator and open plan to the

KITCHEN 9'11" X 9'3" with fitted range of floor and wall mounted storage units having medium oak effect door fronts and marble effect worktops incorporating a stainless steel sink unit and drainer, there is a fitted Belling oven, a four ring gas hob, cooker hood, plumbing facilities for an automatic clothes washer, tiled surrounds, drawers, extractor fan, a double wall display cupboard, timber and single glazed front entrance door

LOUNGE 14'3" X 12' maximum located open plan from the atrium area, having a wall mounted gas fire on a raised hearth, large bank of front facing windows overlooking the patio garden and incorporating sliding patio doors, there is a twin panelled central heating radiator

BEDROOM ONE 11'6" X 9'3" located off the atrium area and having built in store cupboard/wardrobe with shelving, gable window and twin panelled central heating radiator

RECESS AT THE REAR OF THE DINING ROOM with deep built in linen/boiler cupboard, access to the

REAR BEDROOM TWO 12' X 8' with windows on two elevations, central heating radiator and incorporating a fitted double wardrobe with two sliding mirrored doors

BATHROOM 8'9" X 4'9" with white suite comprising of a panelled bath, pedestal wash hand basin with tiled splashbacks, low flush WC, extractor fan and a central heating radiator

OUTSIDE

The property is well situated in a very popular residential area of the village, close to the Western fringes yet handily placed for access to a good range of shops and facilities along the main shopping High Street in the village centre.

Very pleasantly situated along Royston Road, the property occupies established gardens that provide it with a high degree of privacy, there is a gated block paved driveway providing ample off-road parking and access to a **DETACHED BRICK BUILT DOUBLE GARAGE 17'3" X 17'2"** having a large metal up and over entrance door, personnel side door, light storage facilities in the apex on the roof, 2 double power points and fluorescent lighting. To the front of the bungalow there is a lawned garden bordered by a wide range of mature bushes and shrubs. Between the bungalow and the garage there is a gated access and a flagged pathway with pebbled areas to the sides leading to the side entrance door of the bungalow and to the annexe. To the rear of the garage and in front of the annexe there is an attractive flagged patio garden with raised herbaceous borders, flagged pathways, pebbled areas and an external water point. To the rear of the bungalow which is also to the side of the annexe, both properties overlook a mature lawned garden with established bushes and a mature and productive apple tree. There are external wall lights. External meter boxes to the annexe.

GENERAL INFORMATION

TENURE

We are informed that the property is of freehold tenure.

RATING

The bungalow is in council tax band 'D' and the annexe is in council tax band 'X'.

SERVICES

Both the bungalow and the annexe have all the usual mains service connections, are separately metered and are both charged through the same mains water supply through their rating assessment.

CENTRAL HEATING

Both the bungalow and the annexe have their own gas fired central heating systems, the bungalow has a boiler located in the side hall cupboard whilst the annexe has a wall mounted Viessmann boiler located in a built in cupboard off the atrium area.

FIXTURES & FITTINGS

Only the items specifically mentioned within these particulars are included in the sale.

TRAVELLING

Proceed out of Barnsley on the A61 Wakefield Road, at the bottom of Old Mill Lane turn right at the traffic lights in front of Wickes store onto Burton Road. Continue on Burton Road through the village of Monk Bretton, passing the church and through West Green. After the fire station at the roundabout take the third exit along the A628 Barnsley Road to proceed through the centre of the village of Cudworth. Within approximately 1 mile after the centre, pass the junctions with Market Place, take the left hand bend and in approximately a quarter of a mile turn left onto Royston Road immediately bearing right before Sidcop Road. Continue on Royston Road where the bungalow can be found on the left hand side. Our sale board will help to identify the property.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

FREE VALUATION

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Ben Border, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

ENERGY PERFORMANCE CERTIFICATE THE GABLES

Energy Performance Certificate



Gables, Royston Road, Cudworth, BARNSELEY, S72 8AA

Dwelling type:	Detached bungalow	Reference number:	9398-4000-7241-3695-0924
Date of assessment:	11 September 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	12 September 2015	Total floor area:	120 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

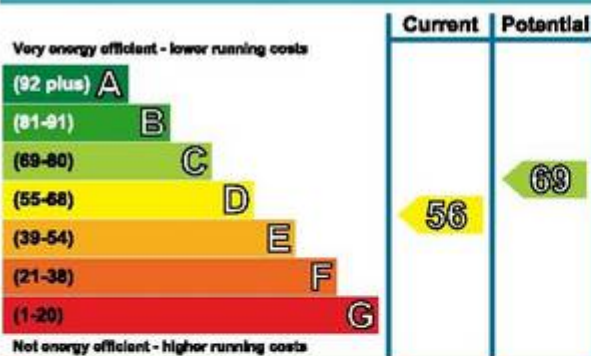
Estimated energy costs of dwelling for 3 years:	£ 4,272
Over 3 years you could save	£ 483

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 207 over 3 years	
Heating	£ 3,564 over 3 years	£ 3,348 over 3 years	
Hot Water	£ 339 over 3 years	£ 234 over 3 years	
Totals	£ 4,272	£ 3,789	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 243	✓
2 Low energy lighting for all fixed outlets	£55	£ 138	
3 Solar water heating	£4,000 - £6,000	£ 105	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

FLOORPLAN

The Gables, Royston Road S72 8AA



Ground Floor



First Floor



01226 299221

6a Eastgate
Barnsley
South Yorkshire
S70 2EP

www.wilbys.net

Floor plans are for identification purposes only.
All measurements are approximate.

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ENERGY PERFORMANCE CERTIFICATE THE ANNEXE

Energy Performance Certificate



Annexe, Gables, Royston Road, Cudworth, BARNSLEY, S72 8AA

Dwelling type: Detached bungalow Reference number: 0635-2899-7114-9095-9141
 Date of assessment: 11 September 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 September 2015 Total floor area: 63 m²

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- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,920
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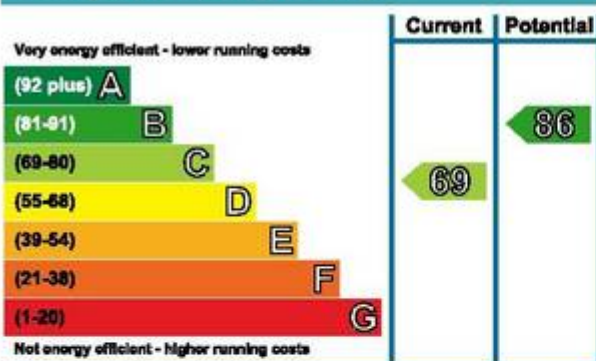
Over 3 years you could save	£ 312
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 1,350 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
Totals	£ 1,920	£ 1,608	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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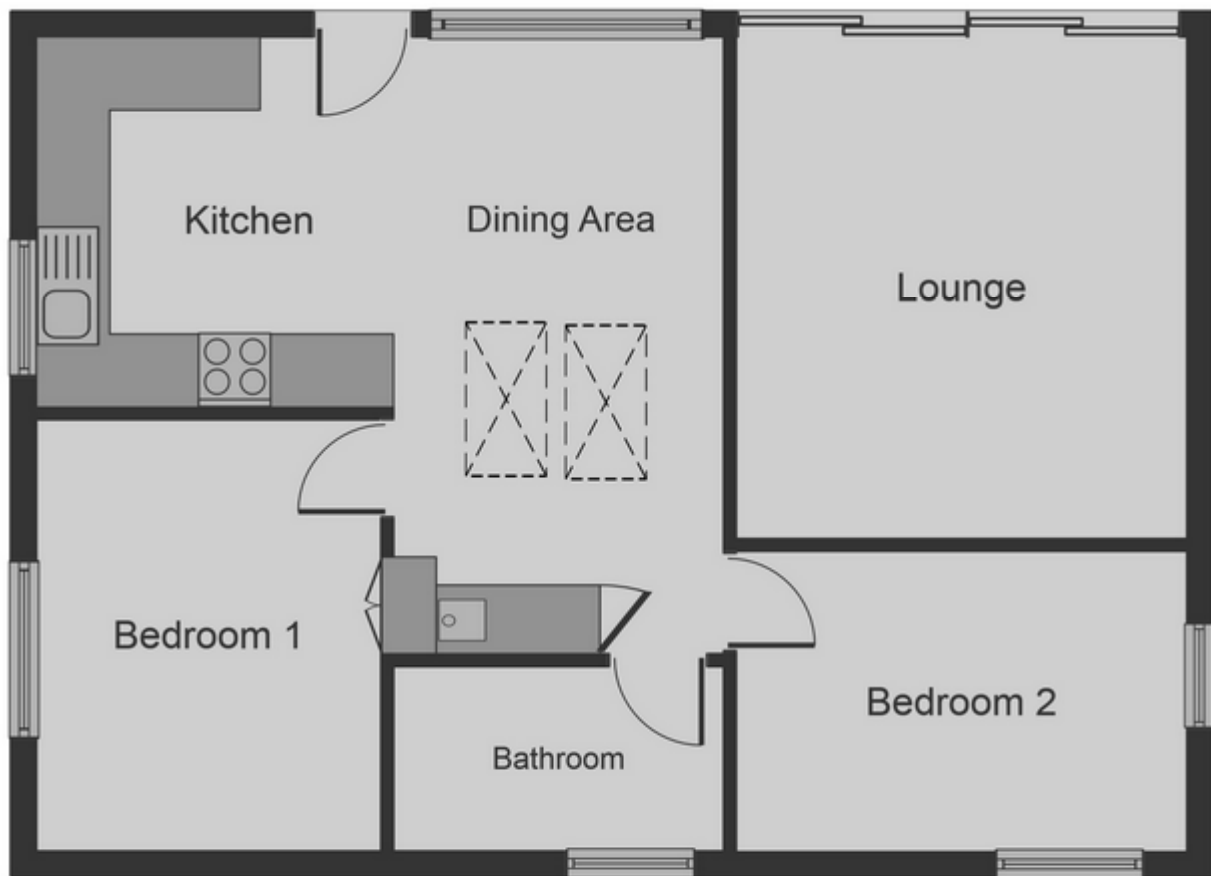
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 96	✓
2 Low energy lighting for all fixed outlets	£35	£ 117	
3 Solar water heating	£4,000 - £6,000	£ 96	✓

See page 3 for a full list of recommendations for this property.

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FLOORPLAN

Annexe The Gables, Royston Road S72 8AA



WILBYS

CHARTERED SURVEYORS

01226 299221

6a Eastgate
Barnsley
South Yorkshire
S70 2EP

www.wilbys.net

Floor plans are for identification purposes only.
All measurements are approximate.

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