

**12 BROWNROYD AVENUE  
ROYSTON  
BARNSELY  
S71 4NU**



**PRICE: OFFERS AROUND £142,500**

**A delightful 3 bedroom detached house in a popular quiet cul-de-sac location where properties are seldom presented to the market.**

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

**PHOTO GALLERY**



**KITCHEN**



**LOUNGE**



**DINING ROOM**



**HALLWAY**



**BEDROOM ONE**



**BEDROOM TWO**



**BATHROOM**



**REAR ELEVATION**



**GARAGE**



**REAR GARDEN**

**12 BROWNROYD AVENUE**  
**ROYSTON**

Ideally placed for local schools and village amenities, the property benefits from uPVC double glazing throughout, Gas central heating and an electrical rewire (2005).

Outside the property sits in attractive low maintenance gardens with outdoor entertainment areas and water features, with a driveway in imprinted concrete leading up to a detached double garage with workshop area.

The accommodation comprises:

**GROUND FLOOR**

UPVC stable door leading into the

**KITCHEN 11'2" X 7'2"** fully fitted with a range of wall shaker style units in white complimented by rolled edge work surfaces and ceramic tiled splashbacks, there is a stainless steel inset sink with drainer and mixer tap, Dimplex convection plinth heater, space for a slot in cooker, plumbing and space for an automatic washing machine, plumbing and space for a slim line dishwasher, UPVC double glazed window, twin panelled central heating radiator and under stairs storage cupboard

**INNER HALLWAY** with twin panelled central heating radiator, composite door leading out into the front garden

**LOUNGE 12'3" X 11'10"** a rear facing room with UPVC double glazed sliding doors with perfect fit blinds leading out into the rear garden, feature fireplace with tiled surround and hearth and an inset flame effect electric fire, central heating radiator

**SITTING ROOM 11'10" X 11'7"** a UPVC bay fronted room with feature marble fireplace and inset living flame gas fire, central heating radiator

From the inner hallway a staircase rises to the

**FIRST FLOOR**

**LANDING** with UPVC double glazed window, access to the loft and built in storage area

**BATHROOM 7'7" X 6'6"** a fully tiled room with four piece suite in white comprising of a panelled bath with electric Triton T100 XR shower over, bidet, vanity sink with cupboards beneath, rise and fall plug and mixer tap, toilet with built in cistern, vinyl clad ceiling, chrome ladder heated towel rail, built in storage cupboard housing the Baxi combination boiler and there is a UPVC double glazed window with obscure glass

**BEDROOM ONE 12'3" X 11'10"** a rear facing room with a range of pear wood fitted bedroom furniture comprising of wardrobes, vanity unit, tallboy unit and bedside tables, there is a UPVC double glazed window overlooking the rear garden and a central heating radiator

**BEDROOM TWO 12'5" X 10'7"** a bay fronted room with UPVC double glazed window, twin panelled central heating radiator and a range of fitted wardrobes and bedroom furniture in a light oak effect finish

**BEDROOM THREE 7'10" X 6'5"** a front facing room with UPVC bay window, built in mirrored door sliding wardrobes and a central heating radiator

## **OUTSIDE**

The front of the property enjoys low maintenance gardens with feature imprinted concrete, driveway and leads up to a **DOUBLE GARAGE** with workshop area, of concrete construction. To the rear of the property there is a beautiful low maintenance garden with paved areas, established flower beds, various shrubs, trees and evergreens, a feature fish pond, security lighting and gates.

## **GENERAL INFORMATION**

### **CENTRAL HEATING**

The property has a gas fired central heating system served by a Baxi combination boiler located in a cupboard in the bathroom.

### **FIXTURES & FITTINGS**

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

### **TRAVELLING**

Proceed out of Barnsley along Wakefield Road the A61, continue to the roundabout, take the first exit and continue to the traffic lights. Turn right onto Laithes Lane, continue to the mini roundabout take the 2nd exit onto Carlton Road and continue to the T-junction at Carlton next to the church. Turn left onto Royston Lane and just after the right hand bend turn left onto Kirkfield Way and left again onto Brownroyd Avenue.

### **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, 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

## Energy Performance Certificate



**12, Brownroyd Avenue, Royston, BARNSLEY, S71 4NU**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0028-1030-7221-4676-0950
<b>Date of assessment:</b> 02 September 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 03 September 2016	<b>Total floor area:</b> 95 m <sup>2</sup>

### 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

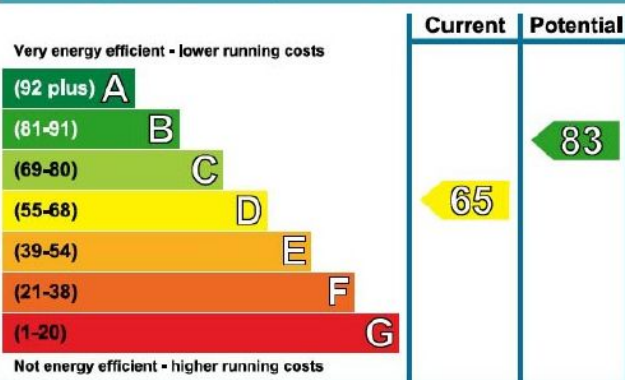
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,844</b>
<b>Over 3 years you could save</b>	<b>£ 744</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 183 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; border: 1px solid black; width: fit-content; margin: 0 auto;">                     You could save £ 744 over 3 years                 </div>
Heating	£ 2,100 over 3 years	£ 1,689 over 3 years	
Hot Water	£ 378 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,844</b>	<b>£ 2,100</b>	

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

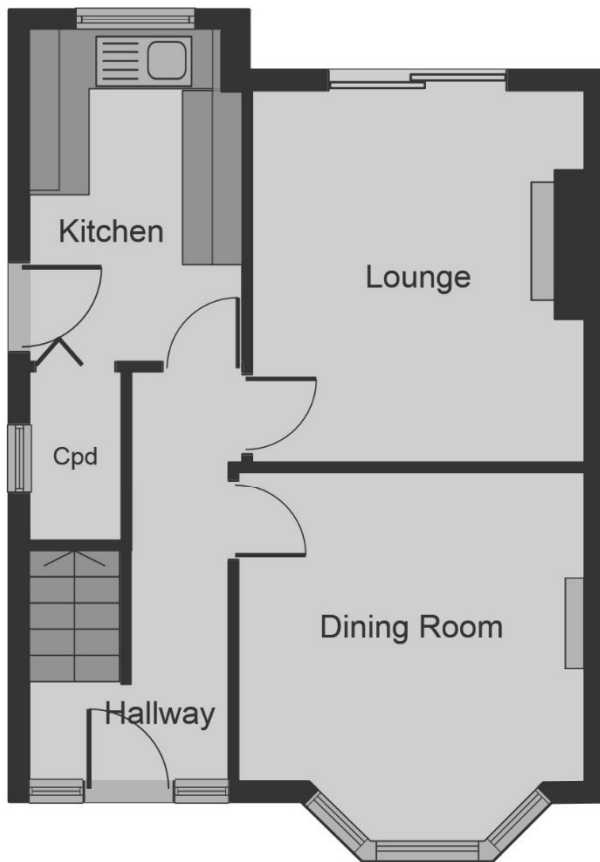
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 159	✓
2 Low energy lighting for all fixed outlets	£55	£ 150	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 201	✓

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

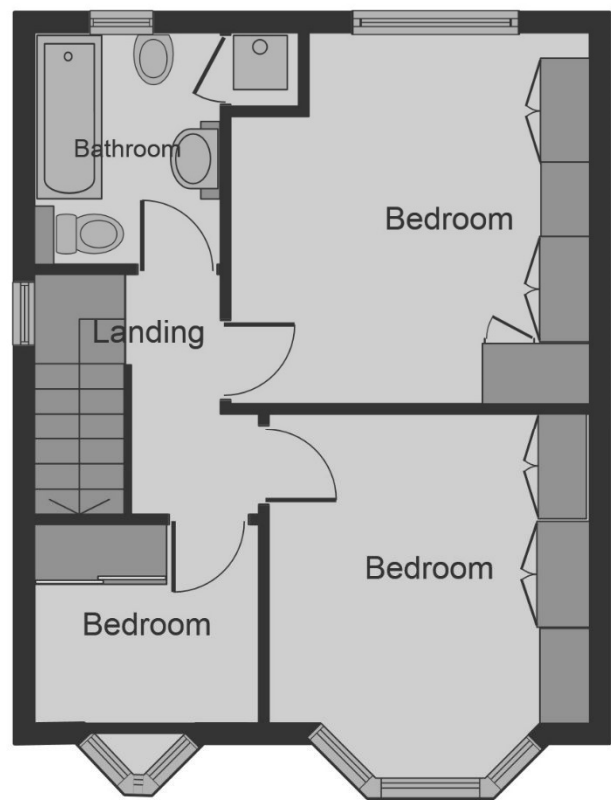
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run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

## FLOORPLAN

12 Brownroyd Avenue, S71 4NU



**Ground Floor**



**First floor**



**01226 299221**

6a Eastgate  
Barnsley  
South Yorkshire  
S70 2EP

[www.wilbys.net](http://www.wilbys.net)

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

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