2 Redhaw Road, Royston S71 4GE

OFFERS IN THE REGION OF
£290,000















AN IMPRESSIVE THREE-BEDROOM DETACHED PROPERTY, PRESENTED TO A MODERN STANDARD THROUGHOUT. THE PROPERTY OFFERS TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE, AND A SINGLE BEDROOM. FURTHER BENEFITS INCLUDE A PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING. SITUATED IN THE POPULAR AREA OF ROYSTON.

TENURE: FREEHOLD/ COUNCIL TAX BAND C / EPC B

PAISLEY
PROPERTIES

ENTRANCE HALL 6′11″ apx x 7′0″ apx



The property is accessed via a uPVC door leading into a good-sized entrance porch, providing ample space for freestanding furniture and coat storage. From the porch, doors lead into the lounge, kitchen/diner and convenient downstairs W.C.

LOUNGE 9′8″ apx x 11′10″ apx







The beautifully presented lounge is a charming and inviting space, positioned to the front and rear of the property. Windows and patio doors allow an abundance of natural light to flood the room, creating a bright and airy feel throughout. Decorated in neutral tones, the room offers a lovely sense of warmth and space, with ample room for a range of freestanding furniture. Doors lead back through to the entrance hall.

DOWNSTAIRS W.C 6′1″ apx x 6′7″ apx



The downstairs W.C. is positioned to the front of the property and benefits from a frosted window, allowing natural light to enter whilst maintaining privacy. The room comprises a white hand wash basin with mixer tap, offering potential for useful under-sink storage, and a low-level flush W.C. Further benefits include a radiator and attractive grey wood-effect flooring. A door provides direct access back into the entrance hall.

KITCHEN DINER 16′2″ apx x 11′10″ apx





The heart of the home is this impressive and stylish kitchen/diner, thoughtfully designed to offer both practicality and contemporary appeal. The kitchen is fitted with sleek grey high-gloss wall and base units, complemented by light grey composite worktops and crisp white tiled splashbacks. Positioned to the front and rear of the property, the room enjoys pleasant outlooks towards both the driveway and rear garden, whilst allowing natural light to flow through.

The kitchen is well equipped with an electric oven, four-ring gas hob with extractor hood above, alongside a range of integrated appliances including a washing machine and fridge freezer. There is also ample space for a dining table with seating for up to four chairs, making this an ideal space for both everyday family living and entertaining. Further benefits include stylish luxury vinyl wood-effect flooring and recessed spotlights.

Doors lead back into the entrance hall, with additional direct access out to the rear garden.

FIRST FLOOR LANDING 6′10″ apx x 6′9″ apx
The first-floor landing provides access to all three bedrooms and the family bathroom.

BEDROOM ONE 12′9″ apx x 9′4″ apx




Positioned to the front of the property, this beautifully presented and modern double bedroom offers a calm and relaxing feel. The room is finished in a sleek, contemporary style and provides ample space for a range of freestanding bedroom furniture, alongside the added benefit of fitted wardrobes, offering convenient storage. Doors lead directly into the en-suite shower room or back onto the first-floor landing.

EN-SUITE 6′0″ apx x 5′7″ apx



The stylish and fresh en-suite shower room, featuring attractive matt white ceramic tiling. The room comprises a spacious shower enclosure fitted with both a handheld shower attachment and shower head, alongside a white hand wash basin with mixer taps. Further benefits include a heated towel rail and a modern, easy-to-maintain finish. A door leads directly back into bedroom one.

BEDROOM TWO 9′8″ apx x 8′10″ apx





A spacious second bedroom, positioned to the front of the property, offering ample space for freestanding furniture. A door provides access back onto the first-floor landing.

BEDROOM THREE 9'5" apx x 7'10" apx





A versatile small double bedroom positioned to the front of the property, currently utilised as a home office. The room benefits from a useful built-in storage cupboard and makes excellent use of the available space. It could easily be adapted to suit a variety of needs, whether as a dressing room, home office or functional third bedroom. A door leads directly back onto the first-floor landing

FAMILY BATHROOM 7'1" apx x 6'3" apx



A well-presented family bathroom positioned to the rear of the property, featuring a frosted window providing natural light and privacy. The room comprises a white three-piece suite, including a panelled bath with handheld shower attachment, wash hand basin with mixer tap and low-level WC with flush. Complemented by taupe wall tiling, matt white floor tiles and a heated towel rail. Recessed spotlights complete the space, with a door leading back onto the first-floor landing.

REAR GARDEN






A particularly spacious and attractive rear garden, offering a combination of lawn and paved seating areas, creating an ideal space for outdoor entertaining and hosting family and friends. A decorative pergola adds character and provides an attractive focal point to the garden. The garden benefits from two sets of double patio doors, providing direct access into both the kitchen and lounge, creating a lovely connection between indoor and outdoor living. A gated side entrance provides access around to the front of the property. The generous outdoor space and peaceful surroundings create a wonderfully tranquil feel.

FRONT/ DRIVEWAY



The property boasts an attractive and well-presented frontage, with a private driveway providing ample off-road parking for multiple vehicles. There is also a detached garage, offering additional storage or parking space, together with a convenient side entrance giving access to the rear of the property. A neatly maintained lawn sits directly to the front, with a pathway leading up to the main entrance door, creating an inviting first impression. The frontage is both practical and appealing.

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Freehold

ADDITIONAL COSTS: NONE

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Private driveway

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
NONE

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

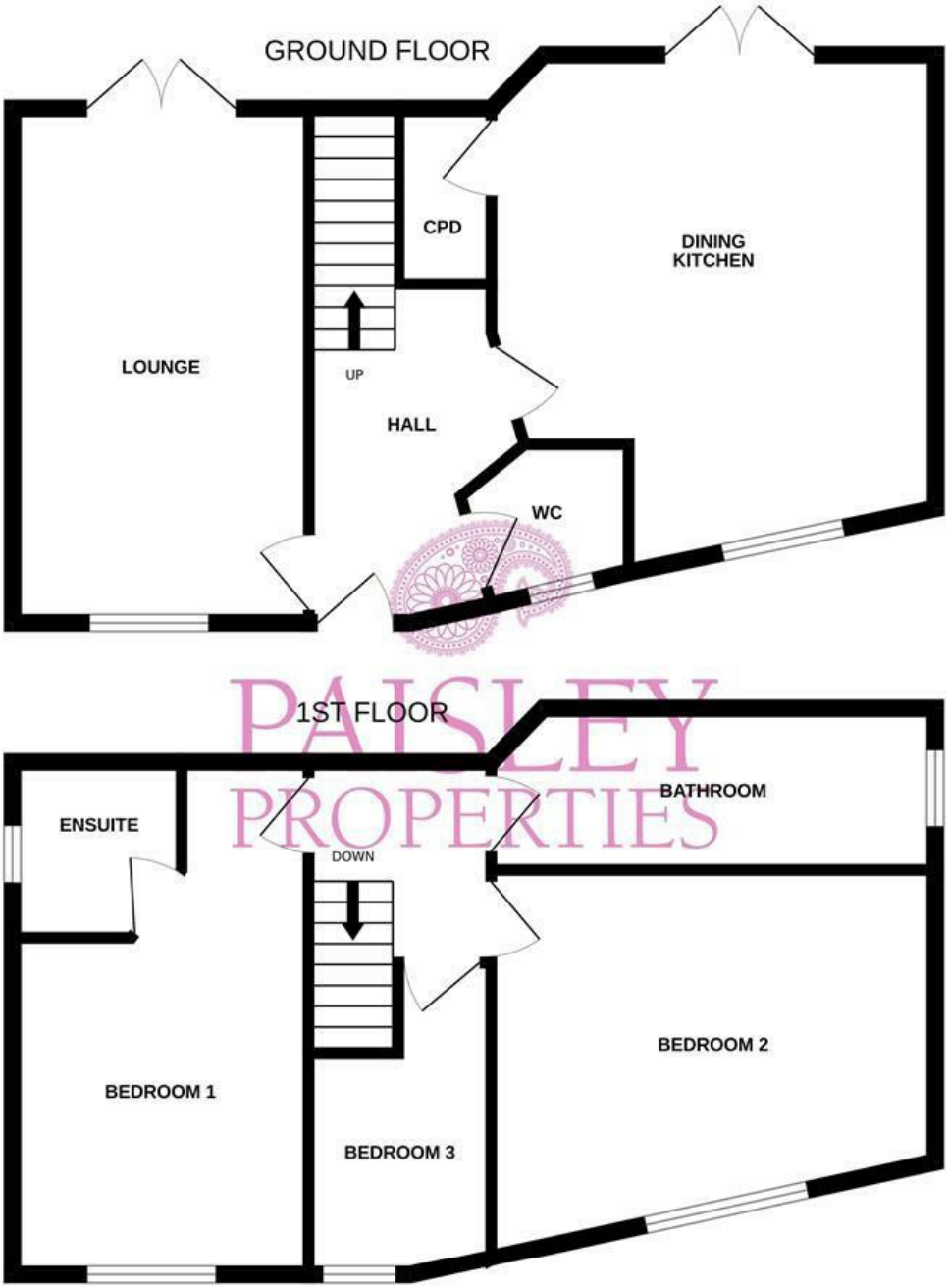
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY MORTGAGES MAPPLEWELL

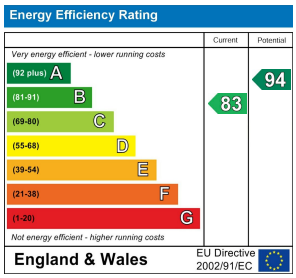
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

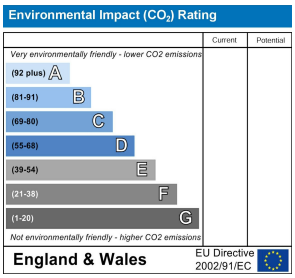
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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