22 Church Street, Royston S71 4QU

OFFERS IN THE REGION OF £110,000

HAVING NO VENDOR CHAIN AND CENTRALLY LOCATED IN THE POPULAR VILLAGE OF ROYSTON WITH AMENITIES A SHORT WALK AWAY, THIS LOVELY TWO BEDROOM END TERRACE BENEFITS FROM A DELIGHTFUL LOUNGE, SEPARATE DINING ROOM, WITH A BATHROOM AND TWO BEDROOMS ON THE FIRST FLOOR. THERE IS AN ENCLOSED GARDEN TO THE REAR PLUS A USEFUL GARAGE

FREEHOLD/ ENERGY RATING - C/ COUNCIL TAX BAND A

PAISLEY PROPERTIES

LOUNGE 12'0" x 11'8" max into recess

You enter the property through a glazed Upvc door with double glazed panel above into this well presented neutrally decorated lounge. There is a uPVC double glazed window looking out onto the front patio which, in addition to the double glazed panel above the door, brings in natural light. The focal point is the fireplace with marble base and back and decorative surround. The room benefits carpet flooring, a wall mounted radiator, wall lights in the recesses, coving to the ceiling and pendant ceiling light. A doorway leads to the inner lobby.

INNER LOBBY
Separating the lounge from the dining room, this area has carpet flooring, a wall mounted radiator and stairs leading the first floor. A doorway leads to the dining room.

DINING ROOM 12'0" x 11'8" max into recess
Superb additional room with many potential uses. Situated between the lounge and the kitchen, the focal point is the decorative fire place with stone surround with a double glazed window to the side bathing the room with natural light. There is carpet flooring, a wall mounted radiator and coving to the ceiling. An internal door leads to the cellar with steps leads down to the cellar. An internal door leads to the kitchen.

KITCHEN 10′2″ x 8′9″

Located at the rear of the property with the double glazed window looking out to the garden, the kitchen consists of a range of wall and base units with a white gloss finish, complimentary worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the from of an electric oven, ceramic hob with stainless steel extractor hood over plus there is plumbing for a washing machine and space for an upright fridge freezer. Vinyl flooring runs underfoot, there is a wall mounted radiator and ceiling spotlights. An internal door leads to the dining room and an external door to the outside.

LANDING

This split level landing has carpet flooring and gives access to the bathroom and both bedrooms.

BEDROOM ONE 12′0″ x 11′8″ max into recess
Excellent sized main bedroom with a double glazed window to the rear overlooking the garden and drawing in natural light. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot, there is a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

BEDROOM TWO 11′8″ max into recess x 7′7″
Second double bedroom, located at the front of the property wit a double glazed window bringing in plenty of natural light. There is carpet flooring, a wall mounted radiator, space form freestanding furniture and a pendant ceiling light. An internal door leads to the landing.

BATHROOM 7′11″ x 4′0″ narrowing to 3′1″
Having a thee piece suite in white consisting of a panel bath with mixer tap, electric shower over and bi-fold shower screen, a pedestal wash basin with mixer tap and twin flush low level WC. There is a wall mounted radiator, ceiling spotlights, a double glazed window with obscure glass and vinyl flooring runs underfoot. There is access to the loft space and an internal door leads to the landing.

EXTERNALLY

To the front is a patio enclosed by brick wall with the larger rear patio also enclosed by brick wall. In addition to the external space, there is a also a garage, useful for storage as well as putting a car in, plus two storage sheds.

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~ Material Information ~
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage plus on street

RIGHTS AND RESTRICTIONS:
Shared access to the rear plus this is the access to the garage

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100 mbps

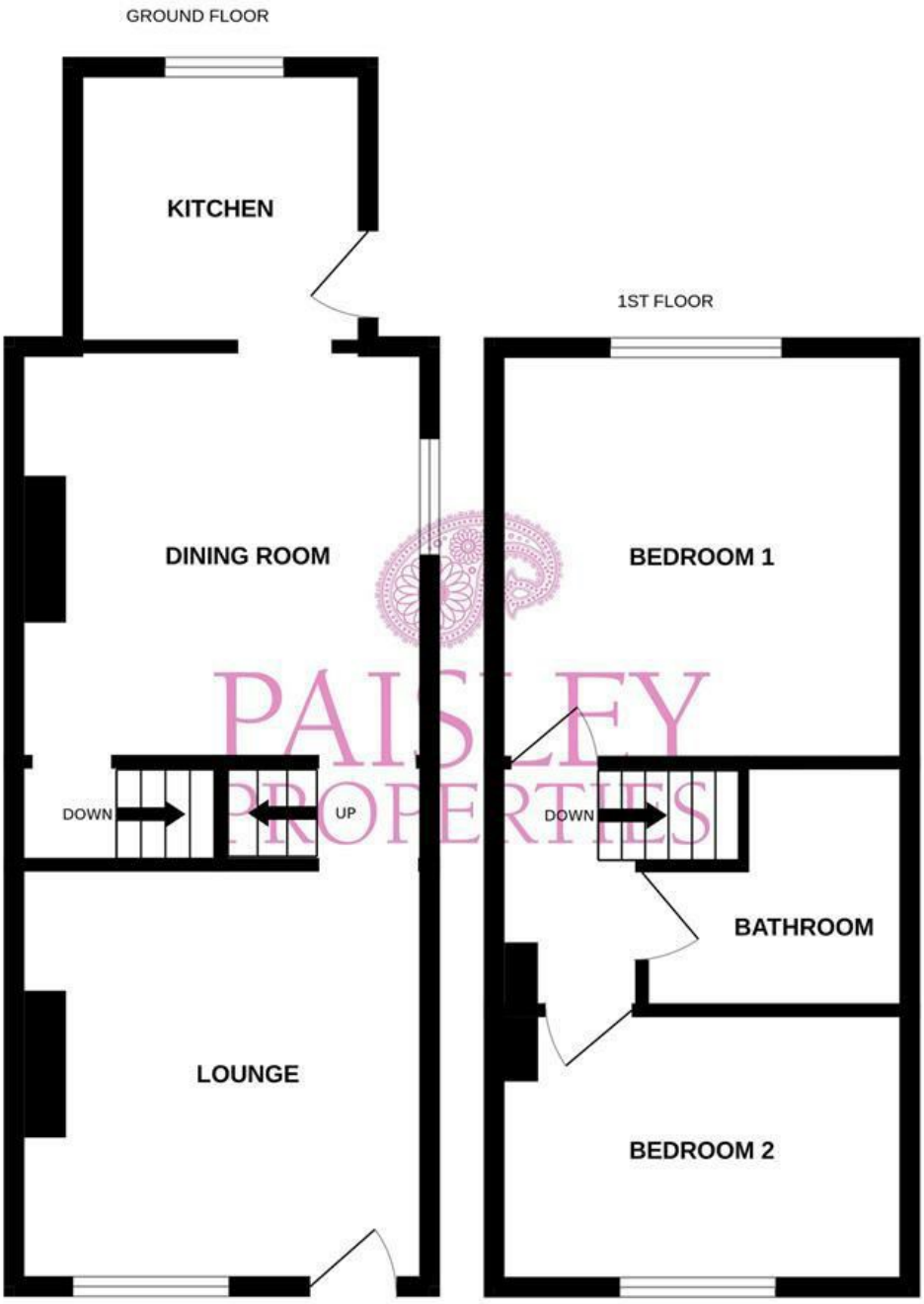
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ Agent Notes ~
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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 Properties ~
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~
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. *



PAISLEY PROPERTIES

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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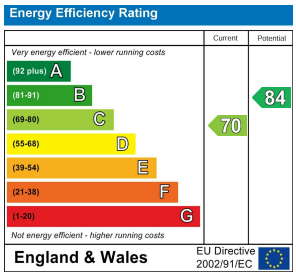

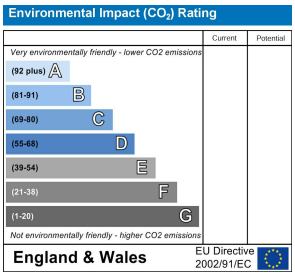

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