

32 Chevet View,
Royston S71 4RZ

OFFERS IN THE REGION OF
£180,000



THIS WELL MAINTAINED CHAIN FREE, THREE BEDROOM SEMI DETACHED PROPERTY
BOASTS A SPACIOUS LOUNGE, CONSERVATORY AND ENCLOSED REAR GARDEN ALONG
WITH OFF ROAD PARKING TO THE FRONT.

FREEHOLD/ ENERGY RATING - D/ COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 7'10"apx x 2'9"apx



You enter the property through a part glazed uPVC door, with a glazed panel positioned alongside the front door, allowing natural light to flow into the welcoming entrance hallway. There is space to remove coats and shoes, and the area is presented in neutral décor. A staircase ascends to the first floor landing, and doors lead through to the kitchen and lounge.

BREAKFAST KITCHEN 16'10"apx x 7'9" max



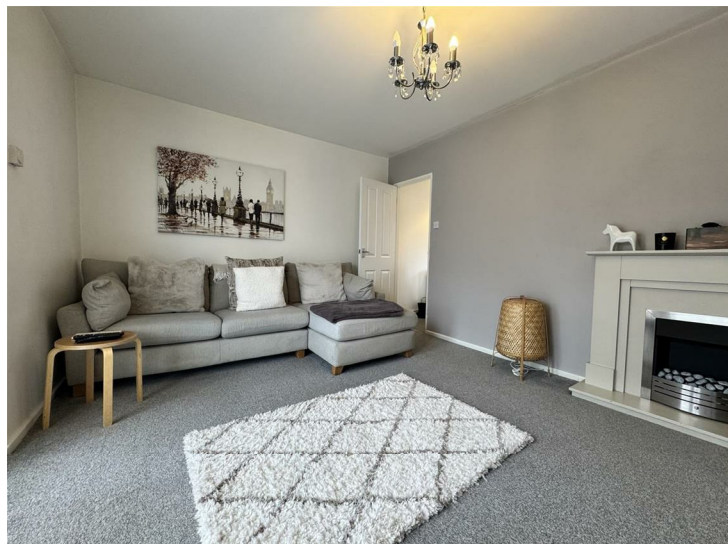
This contemporary breakfast kitchen is located to the front of the property and includes a wide range of painted neutral wall and base units with a laminate roll top work surface and white tile splash back. Appliances within the kitchen include a stainless steel sink and drainer with mixer tap over, a built in cooker with four ring gas hob and a concealed extractor fan over. There is space and plumbing for a freestanding washing machine and handy cupboards utilising the under stairs space creates extra storage for household items. There is space for a breakfast table and chairs and a window to the front provides a pleasant view out over the quiet street. There is strip lighting along with grey tile effect vinyl flooring. Doors lead through to the entrance hallway and utility/rear hallway.

UTILITY ROOM/REAR HALLWAY 10'10" apx x 4'5" apx



Located within easy reach of the kitchen the utility/rear hallway provides an additional space to store coats and shoes. There is space for a freestanding tall fridge freezer and a wall mounted vent means a tumble dryer can be easily installed. Decorated neutrally and with the same tile effect vinyl flooring this room is an excellent addition for storing household items. A part glazed upvc door provides external access to the side of the property and in turn the rear garden.

LOUNGE 15'3"apx x 10'10" apx



Located to the rear of the property, this spacious lounge offers ample room for freestanding furniture. A cream surround houses an electric coal-effect fire, creating an attractive focal point within the room. Double patio doors open through to the conservatory and provide a lovely view over the rear garden, allowing plenty of natural light to flow in. The room is decorated in neutral tones, and a door leads through to the entrance hallway.

CONSERVATORY 8'1"apx x 12'0" apx



A great addition to the property is glazed on three sides and boasts a sliding door out to the rear garden. The room benefits from central heating and there is power and light. The room can easily accommodate freestanding furniture, there is grey laminate flooring and double patio doors lead through to the lounge.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing which has a window giving natural light. A hatch provides access to the loft and a cupboard houses the combi boiler. Doors lead through to bedroom one, two, three and the house bathroom.

HOUSE BATHROOM 6'0" apx x 5'4" apx



This modern house bathroom is conveniently located off the first-floor landing and is easily accessible from all bedrooms. The room comprises a three-piece suite including a bath with white side panel and chrome rainfall shower with handheld attachment over, a pedestal wash hand basin with chrome mixer tap, and a low-level W.C. The walls are partially tiled with contemporary tiling, enhanced by a stylish mosaic border. An obscured window allows plenty of natural light while maintaining privacy. Grey laminate flooring completes the space, and a door leads back through to the landing.

BEDROOM ONE 10'4" apx x 12'8" max



This bright and airy double bedroom is located to the rear of the property and enjoys a lovely view out over the rear garden and beyond from its window. There is ample space for multiple pieces of bedroom furniture and the space is decorated neutrally. Door leads through to the landing.

BEDROOM TWO



This double bedroom is located to the rear of the property and enjoys the same view over the garden as bedroom one from its window. Again, decorated neutrally with a contemporary feature wall this space can easily accommodate freestanding bedroom furniture. The door leads through to the landing.

BEDROOM THREE



Located to the front of the property is this well presented single bedroom that has ample space for freestanding bedroom furniture. A window allows natural light to fill the room and provides a pleasant view out over the quiet street below. A door leads through to the landing.

REAR GARDEN



To the rear of the house is this well proportioned enclosed garden that is mainly laid to lawn. A flagged patio sits directly outside the conservatory which is ideal for outdoor furniture and matures shrubs line the borders creating privacy from neighbouring properties. A outhouse provides secure storage for garden tools and equipment. A lockable gate provides access to the front of the property.

FRONT, DRIVE AND PARKING

To the front of the property is a well maintained low maintenance garden with a driveway providing off road parking for vehicles. A useful outdoor tap is located under the front window and there is outdoor lighting. A secure gate leads to the rear of the property and a step provides access to the front door.

~ Material Information ~

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELY COUNCIL "A"

PROPERTY CONSTRUCTION: STANDARD
PARKING: FRONT DRIVEWAY

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply -MAINS

*Heating Source -MAINS

*Broadband & Mobile - Suggested speeds up to 100 mbps

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

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

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS:

~ 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 ~

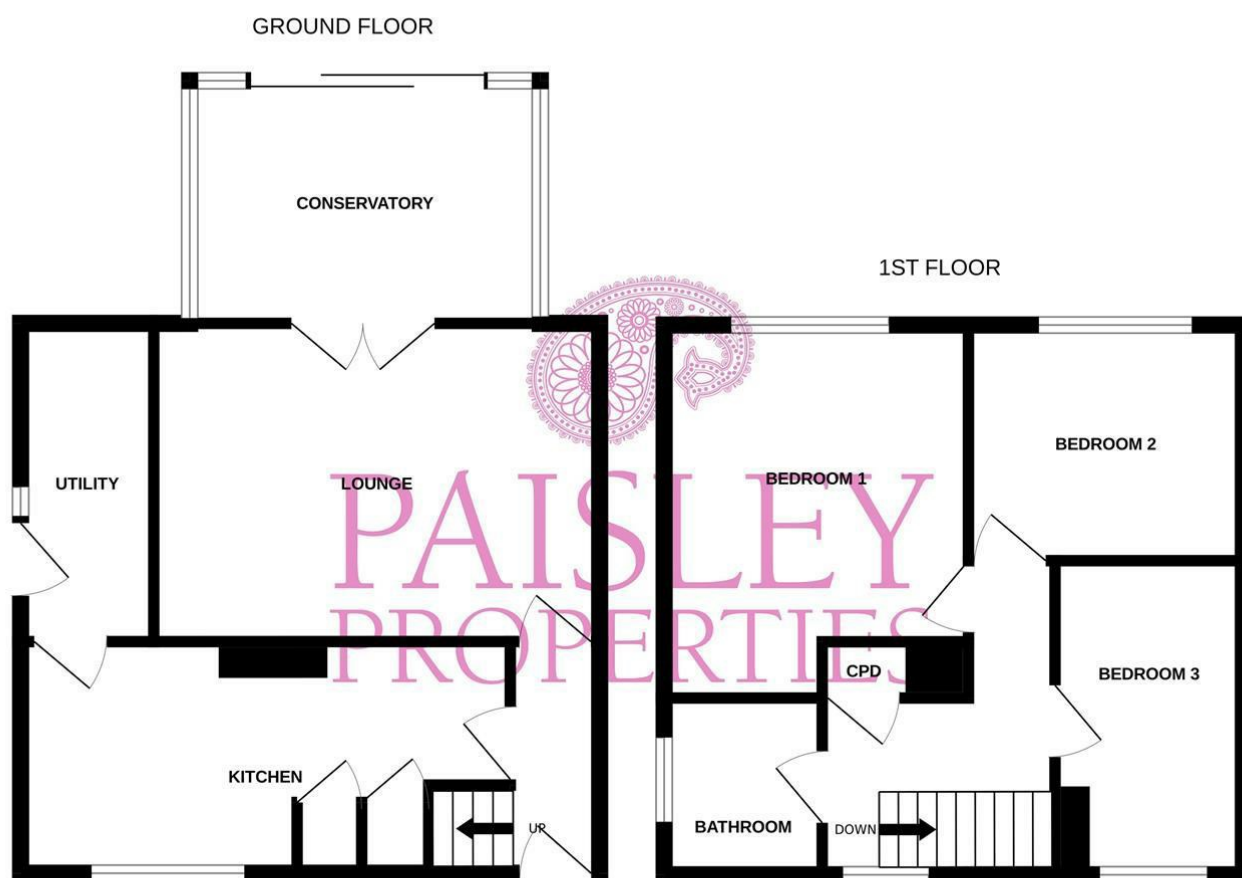
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

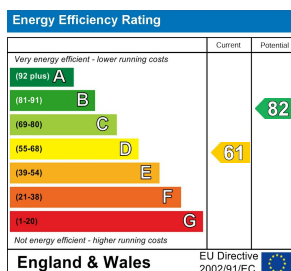
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to

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. *



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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