

5 Winmarith Court,
Royston S71 4RL

OFFERS IN THE REGION OF
£200,000



NO ONWARD CHAIN TUCKED AWAY ON A LOVELY CUL-DE-SAC IN THE POPULAR VILLAGE OF ROYSTON IS THIS CHARMING THREE BEDROOM SEMI-DETACHED PROPERTY. THIS FABULOUS HOME HAS BEEN COMPLETELY RENOVATED AND REFURBISHED, FEATURES A NEW KITCHEN, BATHROOM AND FLOORING, CENTRAL HEATING AND DOUBLE GLAZING. THERE ARE TWO DELIGHTFUL GARDEN AREAS TO THE REAR AND OFF ROAD PARKING FOR TWO CARS

FREEHOLD / COUNCIL TAX BAND: B / EPC RATING: TBC

PAISLEY
PROPERTIES

HALL 6'6" x 5'8"

You enter the property through a uPVC front door into the welcoming hall, giving a first glimpse of the superb presentation this home has to offer. There is laminate flooring underfoot, a wall mounted single radiator and ceiling lighting. A staircase takes you to the first floor and an oak veneer door, which are throughout the property, gives access to the kitchen diner,



KITCHEN DINER 14'11" x 14'4"

This 'L' shape room has a brand new kitchen installed, consisting of a range of modern wall and base unit with a light grey finish and black handles, complimentary wood worktops, composite black sink with black mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, ceramic hob with contemporary black extractor hood, integrated fridge freezer and there is plumbing for a washing machine. There is laminate flooring underfoot, inset ceiling spotlights and a wall mounted single radiator. Double glazed French doors lead to the good size patio and let in natural light, along with the double glazed window. There is additional under stairs space and oak veneer doors leads to the hall and lounge.





LOUNGE 14'6" x 11'4"

Generous sized living room, again attractively presented with two double glazed windows to the rear having far reaching views. There is solid wood flooring, a wall mounted single radiator and contemporary ceiling lighting. An oak veneer door leads to the kitchen diner.



LANDING 8'2" x 5'9" max including stairs

Stairs ascend to the first floor landing having carpet flooring, access to the loft and sleek glass balustrade. Oak veneer doors lead to the bathroom and the three bedrooms.



BEDROOM ONE 13'9" to rear of robes x 8'6"

First of two double bedrooms of very similar size, giving the choice of two main bedrooms. This one has a recess areas with built in hanging rails and shelving, carpet flooring and a wall mounted single radiator. There double glazed window to the side giving a view of the patio garden, contemporary lighting to the ceiling and an internal oak veneer door leads to the landing.



BEDROOM TWO 14'0" x 8'5"

Second of the two double bedrooms of very similar size, again giving the choice of two main bedrooms. This one has a recess areas with built in hanging rails and shelving, carpet flooring and a wall mounted single radiator. There double glazed window to the rear giving far reaching views, there is contemporary lighting to the ceiling and an internal oak veneer door leads to the landing.



BEDROOM THREE 8'4" x 5'9"

Single third bedroom, again situated at the rear with those far reaching views and having plenty of space for freestanding bedroom furniture or office furniture if to be used as an study. There is carpet flooring, a wall mounted single radiator and contemporary lighting to the ceiling. An oak veneer door leads to the landing.



BATHROOM 8'9" x 5'8"

Having a newly installed three piece suite in white consisting of a tiled panel bath with black mixer tap, thermostatic shower over with black fixings and including a dual hose, one being an overhead rain shower, glass shower screen with black edging, vanity wash basin with black mixer tap and concealed flush low level WC. There is a wall mounted black towel radiator, full height tiling to the walls and a tiled floor. There is ceiling lighting, a double glazed window with obscure glass and a very useful storage cupboard. An internal oak veneer door leads to the landing.



EXTERNALLY

There is parking to the side of the property, partly under a pitched roof car port, with gated side access to the rear patio, again newly landscaped having flagged and pebbled areas. Newly installed wooden steps leads down to the second garden area with patio and lawn areas, enclosed by newly installed timber fence.





~ 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

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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

UTILITIES:

Water supply - Mains water
Sewerage - 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 ~

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 ~

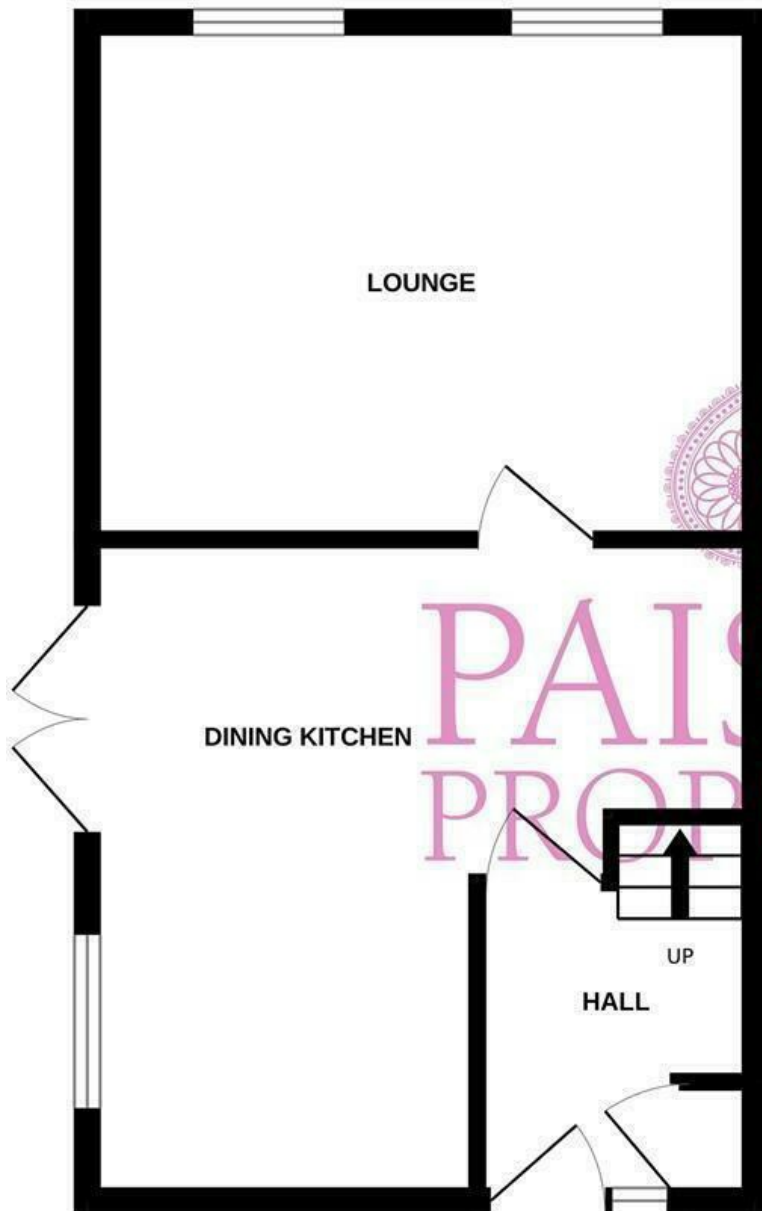
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

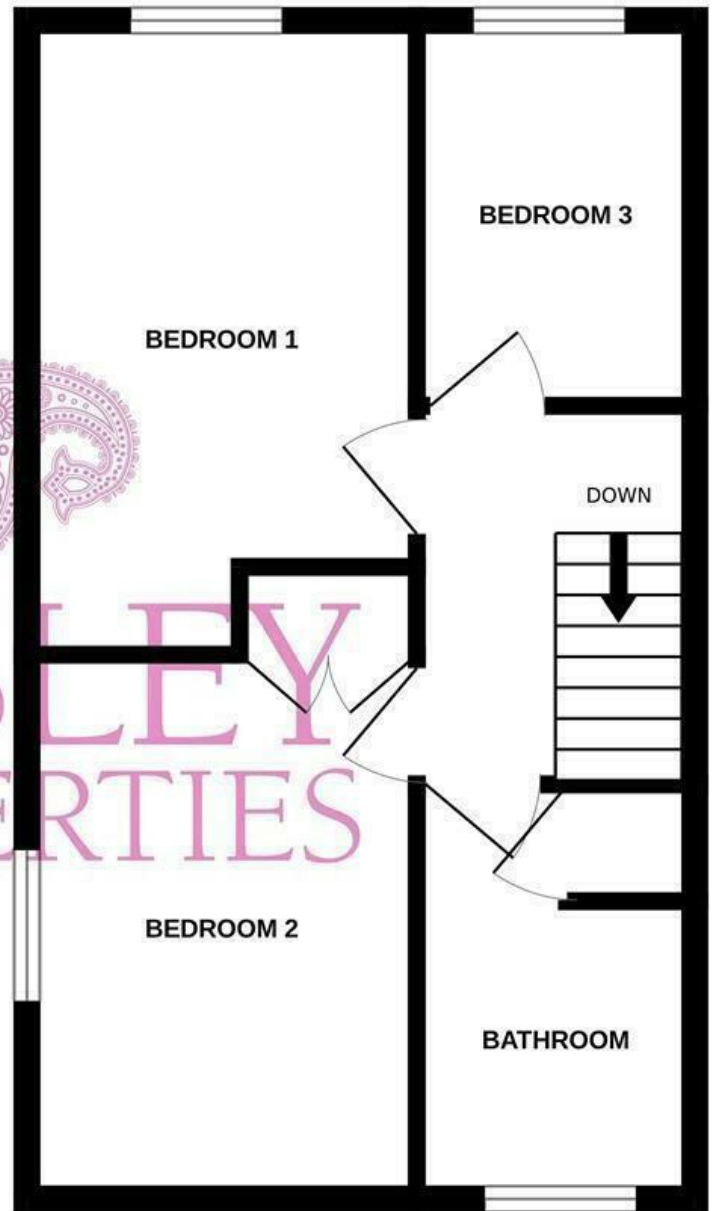
~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

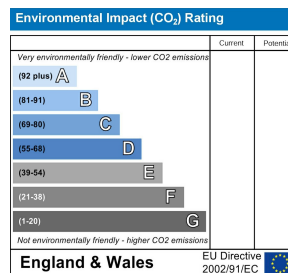
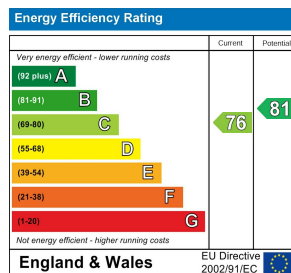
GROUND FLOOR



1ST FLOOR



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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PAISLEY
PROPERTIES