



\*\*NO ONWARD CHAIN\*\* SIMPLY BURSTING WITH POTENTIAL, THIS SUPERB TWO BEDROOM DETACHED BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND SITS ON AN EXCEPTIONAL PLOT WITH GARDENS TO THE FRONT AND REAR, GARAGE, TWO OUTHOUSES, A SHED AND PARKING FOR NUMEROUS CARS.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## Summary

Sitting in a quiet position in the popular residential area of Royston and offered to the market with no onward chain, this superb detached two bedroom bungalow is just bursting with potential and sits on an enviable plot with amazing gardens to the front & rear plus parking for numerous cars and a detached garage. The accommodation on offer briefly comprises:- conservatory, spacious lounge, refurbished kitchen diner, inner hallway, two double bedrooms and shower room. Externally the property benefits from a long driveway, single garage with electric door, gardens to front and rear and two sheds.

The charming village of Royston, nestled in the heart of South Yorkshire, this delightful destination, steeped in history and brimming with character, offers a unique blend of rural tranquility and vibrant community spirit. Royston has evolved into a welcoming hub for visitors seeking a taste of authentic Yorkshire life.

Royston is a place where the past and present coexist harmoniously. Its rich heritage is evident in the historic St. John the Baptist Church, which dates back to the 12th century. The village is surrounded by lush green landscapes, offering a plethora of walking trails and picnic spots for nature enthusiasts, cycling and walks.

But Royston is not just about history and nature. It's a lively community with a range of amenities, including cosy pubs, charming cafes, and local shops and several supermarkets. The village also hosts a variety of events throughout the year, from traditional fairs to music festivals, reflecting the vibrant local culture. Royston is also well served by public transport.

### **CONSERVATORY 12'4" x 7'6"**

You enter the property via double glazed French doors into this useful addition with double glazed windows flooding the room with light and giving great overall views of the garden. There are wall lights, a double radiator and vinyl flooring. Double glazed patio doors lead you to the lounge.



### **LOUNGE 20'8" x 11'3"**

Impressive sized living room, situated at the rear of the property with plenty of light coming in from the conservatory and the high level double glazed window to the side. The electric fire set on marble with an ornate surround provides a focal point, there is carpet flooring, two double wall mounted radiators and coving to the ceiling. An internal door leads to the inner hall and double doors to the kitchen.



### **KITCHEN DINER 14'1" x 10'3" plus recess**

Good size and refitted modern kitchen diner having a great range of matching wall and base units with a high gloss teal finish, complimentary worktops with inset stainless steel sink, mixer tap and tiled splashbacks. Integrated appliances come in the form of an electric oven, four ring gas hob with a stainless steel extractor hood over, a washing machine plus there is space for a fridge freezer and good size dining table and chairs. There is vinyl flooring, a wall mounted double radiator and useful pantry cupboard ( 2.06 x 0.76) with shelving and hanging space. A double glazed window brings in natural light and gives views of the garden, there is a uPVC double glazed side external door and double doors lead to the lounge.





#### **INNER HALLWAY 8'9" x 3'0"**

Having carpet flooring, this area gives access to the two bedrooms and shower room plus the loft, accessed via a pull down ladder. There is natural light via a shared window to the kitchen, a wall mounted double radiator and an internal door also leads to the lounge.



### **BEDROOM ONE 12'10" x 12'11"**

Good sized main bedroom, having an excellent range of built in pine wardrobes consisting of three doubles, there is carpet flooring, a double glazed window bringing in plenty of natural light and a wall mounted radiator. An internal door leads to the inner hallway.



## **BEDROOM TWO 10'8" max into recess x 10'5"**

Second double bedroom, having carpet flooring, a wall mounted double radiator and a pine double wardrobe. There is a double glazed window bringing in plenty of light and a composite external door leading to the smaller of the two garden areas. An internal door leads to the inner hallway.



## **SHOWER ROOM 6'9" x 5'4"**

Located off the inner hallway, this shower room has been improved by adding low maintenance panels to the wet areas and has a three piece suite in white consisting of a shower cubicle with electric shower, pedestal wash basin and twin flush low level WC. There is a double glazed window to the side with obscure glass, bringing in natural light, carpet flooring, a wall mounted single radiator and extractor fan.



## **GARAGE 20'0" x 10'3"**

Excellent sized garage having an electric door, power sockets and light.



## FRONT AND REAR GARDENS

Hugely impressive external space to both aspects. One side has a low maintenance, red chippings patio with brick wall and garden gate giving access to the path which leads to the side door. The larger area, the side where the parking and garage are located, is very generous in size and includes parking for multiple cars. There are also 2 outhouses with uPVC lockable doors (2.44 x 1.08 and 2.48 x 1.55), a good size patio, a lawn area and plenty of mature plants, shrubs and flowers.



## **Directions**

The property is located on St Johns Walk, however, vehicle access is via Plantation Avenue, off Church Hill

## **~ Material Information ~**

TENURE:

Freehold

ADDITIONAL COSTS:

None

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band C

PROPERTY CONSTRUCTION:

Brick and block

PARKING:

Detached double garage with remote door plus parking for 7 vehicles

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

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 - FTTC Up to 100 Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendors 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.

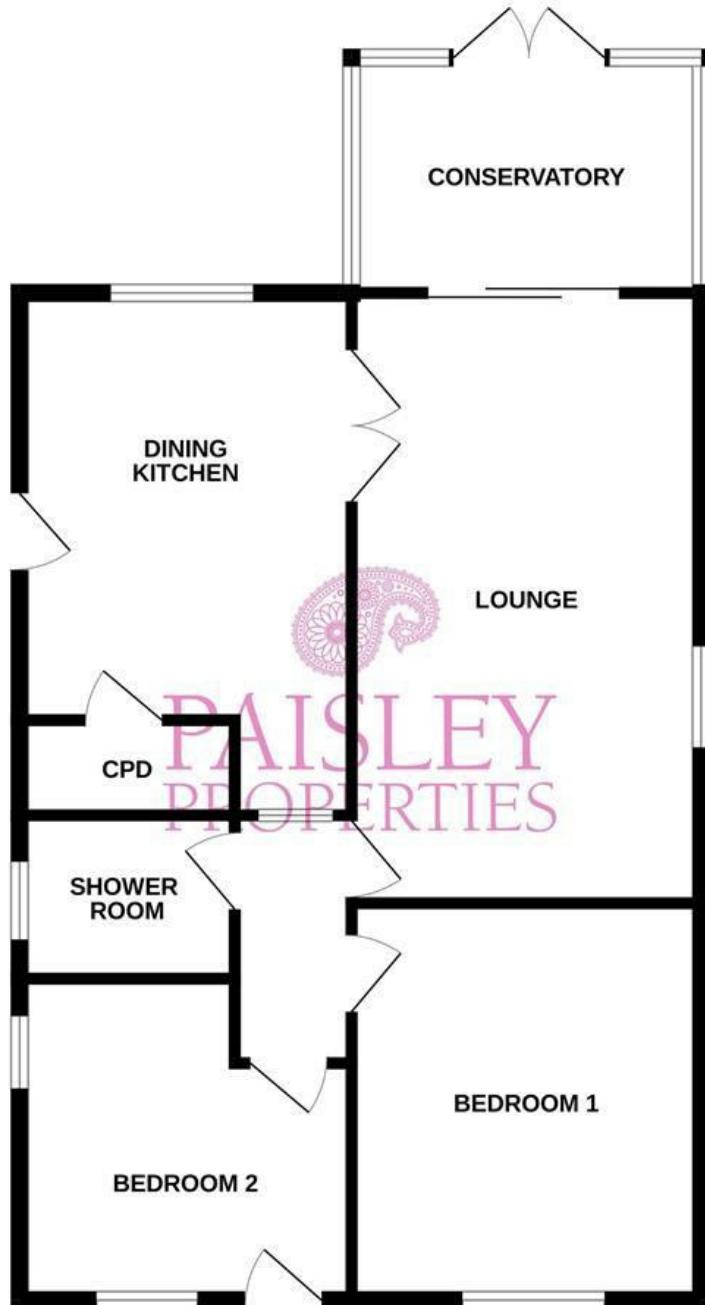
### **~ Paisley Mortgages ~**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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.

Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		80	
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Maplewell Office:  
4 Blacker Road,  
Maplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES