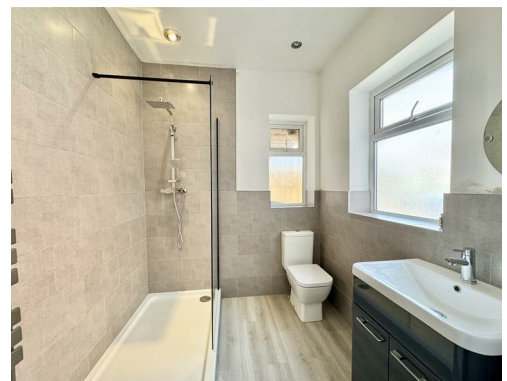


10 Alfred Street,  
Royston S71 4DP

OFFERS AROUND  
£200,000



AN ATTRACTIVELY PRESENTED AND UNIQUE SEMI DETACHED HOME, SPACIOUS ACCOMMODATION OVER THREE FLOORS, SIGNIFICANTLY IMPROVED HAVING A MAGNIFICENT BREAKFAST KITCHEN, PARTIAL GARAGE CONVERSION, TWO BATHROOMS, EXCEPTIONAL GARDEN SPACE WITH PATIO, LAWN, SUMMER HOUSE AND SHED.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: C

PAISLEY  
PROPERTIES

## ENTRANCE

You enter the property via a uPVC door into the living room with double glazed panel above letting natural light in.

## LIVING ROOM 12'11" x 12'10" max into recess

Delightful living room, located at the front of the property and with uPVC double glazed window allowing lots of light in. There is a lovely, contemporary log effect fire with limestone surround giving a focal point to the room and there are original period features such as the ceiling rose and decorative coving. There is a double radiator in addition to the underfloor heating, laminate flooring and an internal door leads to the inner lobby.



## INNER LOBBY

An area that links the kitchen and living room having carpet flooring and a carpeted staircase leading to the first floor. An internal door leads to the breakfast kitchen and glass panelled door to the lounge.

## BREAKFAST KITCHEN 14'0" x 12'9"

Exceptional, recently installed modern kitchen having a great range of wall and base units with a light grey finish, complimentary rolled worktops with inset composite sink and mixer tap with matching splashbacks and island unit incorporating a seating section. The many integrated appliances come in the form of an upright fridge freezer, eye level oven and microwave, induction hob in the island unit which also has a wireless phone charging pad. There is a double glazed window to the rear letting in plenty of natural light, laminate flooring, an upright designer radiator and contemporary ceiling lighting. Internal doors lead to the utility area, inner lobby and double doors to the dining room/study.



### **STUDY/DINING ROOM 11'4" x 10'4"**

Extremely useful room with a variety of uses and located at the rear of the property with a uPVC double glazed door giving access to the patio and external space. There is a double radiator, laminate flooring and inset spotlights to the ceiling. An internal door leads to the large store and double doors to the kitchen.



### **LARGE STORE ROOM 11'11" x 10'6"**

Forming part of the original garage, this is another very useful space, either for storage or potentially for further development. There is a double glazed window to the side, power sockets, low energy strip lighting and this is where the combination boiler is housed. Internal doors lead to the garage store and the dining room/study.

### **GARAGE STORE 10'4" x 5'5"**

This is the other part of the former garage, having the electric roller shutter garage door and room to store items.

### **UTILITY AREA 6'9"ax x 2'2"**

Located off of the kitchen, this practical space has laminate flooring, plumbing for a washing machine and space for a tumble dryer. Internal doors lead to the kitchen and ground floor shower room.

### **SHOWER ROOM 7'0" x 6'9"**

Stylish ground floor shower room, having a three piece suite in white consisting of a double shower area with rain shower over and separate hose, vanity wash basin with mixer tap and storage under plus a twin flush low level WC. There are attractive grey tiles to the walls and splash areas, laminate flooring and a designer, grey ladder towel radiator. Plenty of natural light is brought in via the two uPVC double glazed windows with obscure glass, there is inset ceiling spotlights and an extractor fan. An internal door leads to the utility area.



### **LANDING 12'10" x 3'2" and 7'10" x 4'11" max including stair**

Carpeted stairs ascend from the inner lobby onto the landing, split into two halves, having carpet flooring, a single radiator and one half having a storage cupboard and giving access to the two larger bedrooms, the other half giving access to the other bedroom on the floor, the house bathroom and staircase leading to the second floor.



### **BEDROOM ONE 16'0" x 10'5"**

Excellent sized double bedroom, located at the front of the property and plenty of natural light brought in via the uPVC double glazed window. There is carpet flooring and plenty of room for free standing bedroom furniture. There is a double radiator and lighting comes in for the form of inset ceiling spotlights. An internal door leads to the landing and a wide opening leads to the washroom en-suite.



### **EN-SUITE WASHROOM 10'5" x 7'1"**

Again, a very good sized space, located at the rear of the property and having a u:PVC double glazed dormer window bringing in plenty of natural light and giving views of the extensive garden. There is a vanity wash basin with mixer tap and storage, twin flush low level WC, inset spotlights, chrome ladder towel radiator and laminate flooring. There is room for a bath and/or shower if one needed to be added. A wide opening leads to the main bedroom.



### **BEDROOM TWO 12'10" x 9'4" max to recess**

Second double bedroom in the part of the property, again located at the front with light brought in via the uPVC double glazed window. There is carpet flooring, plenty of space for free standing bedroom furniture and a single radiator. An internal door leads to the landing.



### **BEDROOM THREE 11'6" x 7'4"**

Third well proportioned bedroom on this floor, this time located at the rear of the property with the uPVC double glazed window giving views of the garden. There is space for free standing bedroom furniture, carpet flooring and a single radiator. An internal door leads to the landing.



### **BATHROOM 11'5" x 5'1"**

Having a three piece suite in white consisting of 'P' shower bath with mixer tap and shower attachment, vanity wash basin with mixer tap and storage and a twin flush low level WC. There is a black upright towel radiator, tiled flooring and uPVC double glazed window with obscure glass. An internal door leads to the landing.



### **SECOND FLOOR 20'10" max limited headroom x 12'9"**

Stairs ascend from the first floor landing to this impressively sized room having plenty of space to use as a double bedroom, as it is currently, with the added feature of having an open plan bathroom area. There is a roll top style bath, wall mounted basin, double radiator and eaves storage, which is a detail to the main area too. There are two radiators, a mixture of carpet and timber flooring and natural light is brought in via the double glazed window to the side.

### **EXTERNALLY**

The external of this property is by no means a let down. In fact it adds significantly to the property, with so much potential and a variety of options. To the front there is a compact patio and gates leading to the garage door. There is side gated access to the rear with a good size patio adjacent to the property having water supply and power. There is a garden shed and summer house, with the gate leading to the significant, enclosed garden space having patio, lawn and path leading to the bottom.





**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
None

COUNCIL AND COUNCIL TAX BAND:  
Barnsley Band A

PROPERTY CONSTRUCTION:  
Brick and block

PARKING:  
On street however, the garage could be re-installed fully

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 - FTTP Up to 1000 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.

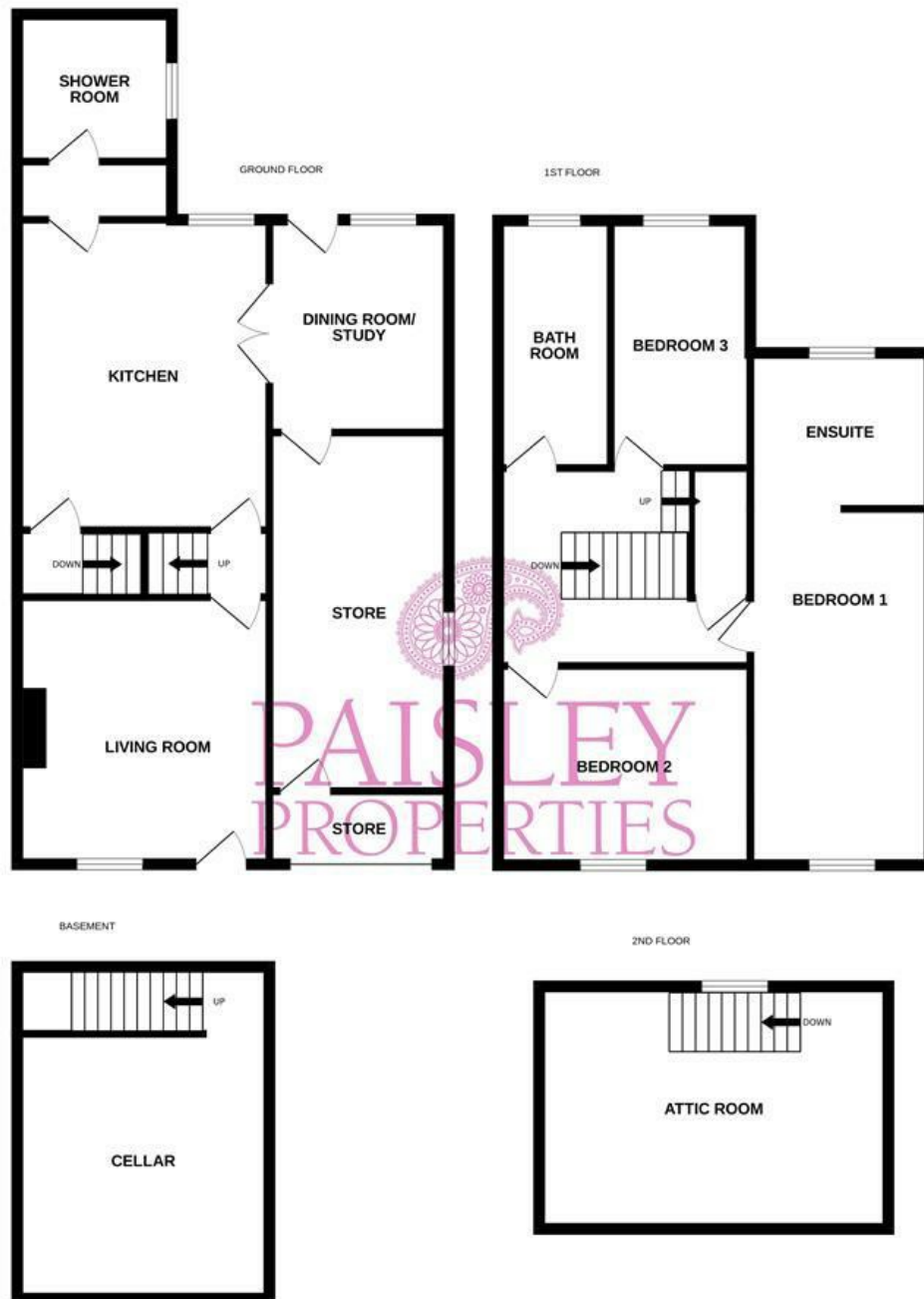
### **~ Paisley Mortgages ~**

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.

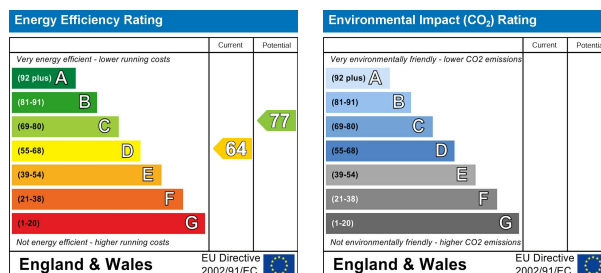
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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.  
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**PAISLEY**  
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