



## Skye Croft, Barnsley, S71

**£210,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

Viewing is essential to appreciate this beautifully presented four bedroom detached family home situated on this sought after development with highly regarded schools nearby and easy access to the motorway network for Leeds, Wakefield and Sheffield. Royston is a popular suburban village and much sou

## Key features:

- Superb family home
- Quiet Cul de Sac location
- Well presented throughout and finished to a high standard
- Good local schools
- Easy commute to Barnsley
- Lovely Private Garden
- Large Conservatory
- Driveway and Integral Garage

## Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band D (£1660.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



### **\*\*VIEWING HIGHLY RECOMMENDED\*\* \*\*GREAT LOCATION\*\***

Viewing is essential to appreciate this beautifully presented four bedroom detached family home situated on this sought after development with highly regarded schools nearby and easy access to the motorway network for Leeds, Wakefield and Sheffield. Royston is a popular suburban village and much sought after for a wide range of buyers.

This family home has been improved over recent years by the current vendor having high quality fittings including Oak doors and Karndean flooring. The accommodation in brief comprises entrance hallway, well presented living room with contemporary gas fire, glazed doors to the dining room and a large double glazed conservatory. Modern fitted kitchen with a useful utility room off and downstairs WC.

To the first floor there is a lovely galleried landing and four spacious bedrooms with the master having ensuite shower room, Modern family bathroom. The property is double glazed and gas centrally heated. To the outside there is an attractive front garden with a large block paved driveway leading to the integral garage.

To the rear is a good size garden mainly laid to lawn and stone patio. The garden has a great deal of privacy and is nicely enclosed so ideal for children to play or just to relax on a nice summers evening.

Dimensions:

Entrance Hallway 3 x 18'6

Entrance to the property is via a secure composite door into a separate porch area with glazed window to the side and glazed fretted door into the main hallway. Karndean flooring and radiator to one wall.

Living room 10'8 x 15'3

Spacious and well presented living room with front facing double glazed window, contemporary gas fire set flush with the chimney breast. Two central heating radiators and double solid wood and fretted glazed doors into the dining room.

Dining room 9'1 x 9'11

With Karndean flooring, radiator and double glazed patio doors to the conservatory.

Conservatory 8 x 14'6

A fantastic addition to the property providing versatile accommodation having a central heating radiator and Upvc double glazed, so can be used all year round. French doors lead out onto the garden.

Kitchen 10'2 x 9'10

Modern fitted kitchen with wall and base units and complementing work surface, inset sink and built in oven with hob and extractor over. there is space for a tall fridge freezer, plumbing and space for a dishwasher too. Rear facing double glazed window, radiator and access to the utility room.

Utility Room 4'9 x 4'11

A useful utility area with base units, space and plumbing for a washing machine and dryer. Rear facing double glazed window, radiator and side door to the garden.

Downstairs WC

Having a low flush wc, pedestal hand wash basin, radiator and extractor fan. there is also a side facing double glazed window.

First floor landing

A lovely galleried landing area with spindle balustrade and double glazed window. Large storage cupboard and access to the roof space.

Master Bedroom 11'7 x 9'10

Double bedroom with built in wardrobes, rear facing double glazed window and radiator. Access to the ensuite.

Ensuite

With modern suite comprising low flush wc, pedestal hand wash basin and walk in shower cubicle. Double glazed window, extractor fan and heated chrome effect ladder style towel rail.

Bedroom Two 9'3 x 11'9

Double bedroom two with two double glazed windows and radiator. There are also builtin wardrobes providing ample storage and hanging space.

Bedroom three 8'1 x 9'8

Double bedroom three has a rear facing double glazed window, radiator.

Bedroom Four 7'5 x 7'4

Single bedroom four has a front facing double glazed window and radiator.

Family Bathroom 5'7 x 8'9

Having a modern suite comprising low flush wc, pedestal hand wash basin and panelled bath. Extractor fan, heated ladder style chrome effect towel rail and front facing double glazed window.

Integral Garage 8 x 17

With up and over door, power and lighting.

Outside

To the front, there is an attractive garden and large block paved driveway leading to the garage, side gated access to the rear which is mainly laid to lawn with stone flagged patio and well established flower beds. The garden is very private and benefits from being enclosed, so ideal for children to play or just to relax on a summer evening.

### Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**10, Skye Croft, Royston, BARNSELEY, S71 4EL**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0268-2833-7973-9101-2951
<b>Date of assessment:</b> 07 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 07 March 2019	<b>Total floor area:</b> 93 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,045</b>
<b>Over 3 years you could save</b>	<b>£ 984</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save <b>£ 984</b> over 3 years                 </div>
Heating	£ 2,187 over 3 years	£ 1,638 over 3 years	
Hot Water	£ 552 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,045</b>	<b>£ 2,061</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4f81bd; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #4f81bd; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #4f81bd; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #4f81bd; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #4f81bd; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #4f81bd; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.8em;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th></tr> <tr><td style="text-align: center;">60</td></tr> </table>	Current	60	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center;">82</td></tr> </table>	Potential	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 204
2 Low energy lighting for all fixed outlets	£25	£ 87
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 579

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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**MISREPRESENTATION ACT, 1967.**

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