

# HUNTERS<sup>®</sup>

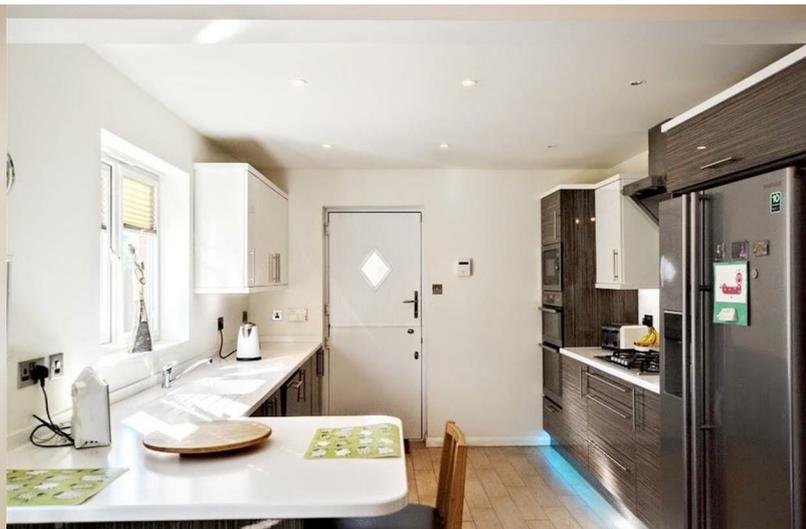
HERE TO GET *you* THERE



## Calder Close

Royston, Barnsley, S71 4BT

£190,000



# 7 Calder Close

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£190,000



## Entrance

3'3" x 3'3" (1m x 1m)

The entrance provides a PVCu double glazed door giving access to the property.

## Lounge

15'5" x 11'1" (4.7m x 3.4m)

Open plan to the kitchen and dining room, the lounge offers a feature fireplace with gas fire, stairs rising to the first floor, fitted carpets, a wall mounted radiator, a PVCu double glazed window to the front elevation and TV point.

## Kitchen / Diner

20'8" x 11'9" (6.3m x 3.6m)

The kitchen area has been fitted with a wide range of modern wall and base units with white Corian work surfaces over featuring integral appliances such as a double electric oven, gas hob with extractor fan overhead and microwave. Also offering a breakfast bar, space for a freestanding fridge freezer, tiled flooring with underfloor heating, LED strip lighting, LED spot lighting to the ceiling and a rear facing PVCu double glazed window.

The dining area provides fitted carpets, PVCu double glazed French style doors to the conservatory and a wall mounted radiator.

## W/C

The partially tiled WC allocated on the ground floor features a two piece suite comprising a low flush WC and pedestal wash hand basin with tiled flooring.

## Conservatory

10'2" x 9'10" (3.1m x 3m)

The PVCu double glazed conservatory offers PVCu French style patio doors accessing the rear garden.

## Bathroom

6'6" x 6'6" (2m x 2m)

The house bathroom features a white three-piece suite comprising a low flush WC, pedestal wash hand basin and paneled bath with shower overhead. With tiled walls, vinyl finished flooring, a PVCu double glazed window and wall mounted radiator.

## Bedroom one

The modern master bedroom provides fitted carpets, walk in wardrobe, wall mounted radiator, PVCu double glazed window and TV point.

## En suite

Leading from the master bedroom is the fully tiled modern en suite bathroom offering a three-piece suite comprising a low flush WC, pedestal wash hand basin and step in shower cubicle. With a wall mounted radiator and PVCu double glazed window.

## Bedroom two

The rear facing second bedroom provides fitted carpets, wall mounted radiator, PVCu double glazed window and a TV point.

## Bedroom three

The third bedroom offers fitted carpets, a wall mounted radiator, a PVCu double glazed window to the rear elevation and a TV point.

## Externally

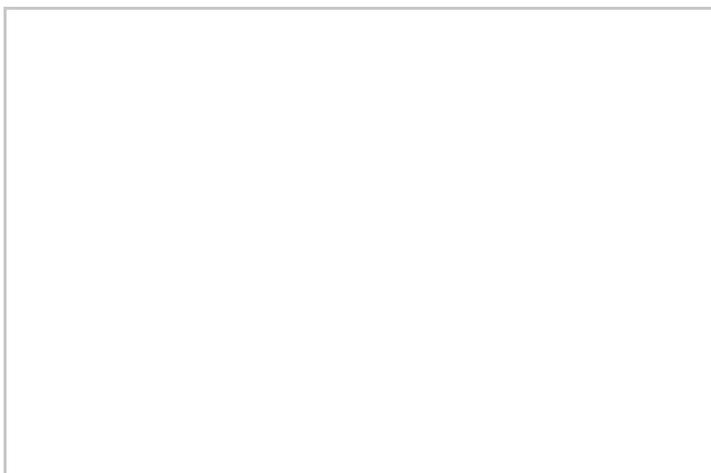
To the front of the property offers a small easily maintained lawn area alongside a driveway with off road parking. Also giving access to the rear enclosed garden featuring a lawn area and block paved seating area.

## Bedroom four

12'5" x 7'10" (3.8m x 2.4m )

Tel: 01226 447155

The fourth bedroom which is currently used as a study room features integral storage cupboards, fitted carpets, a wall mounted radiator, PVCu double glazed window and TV point.



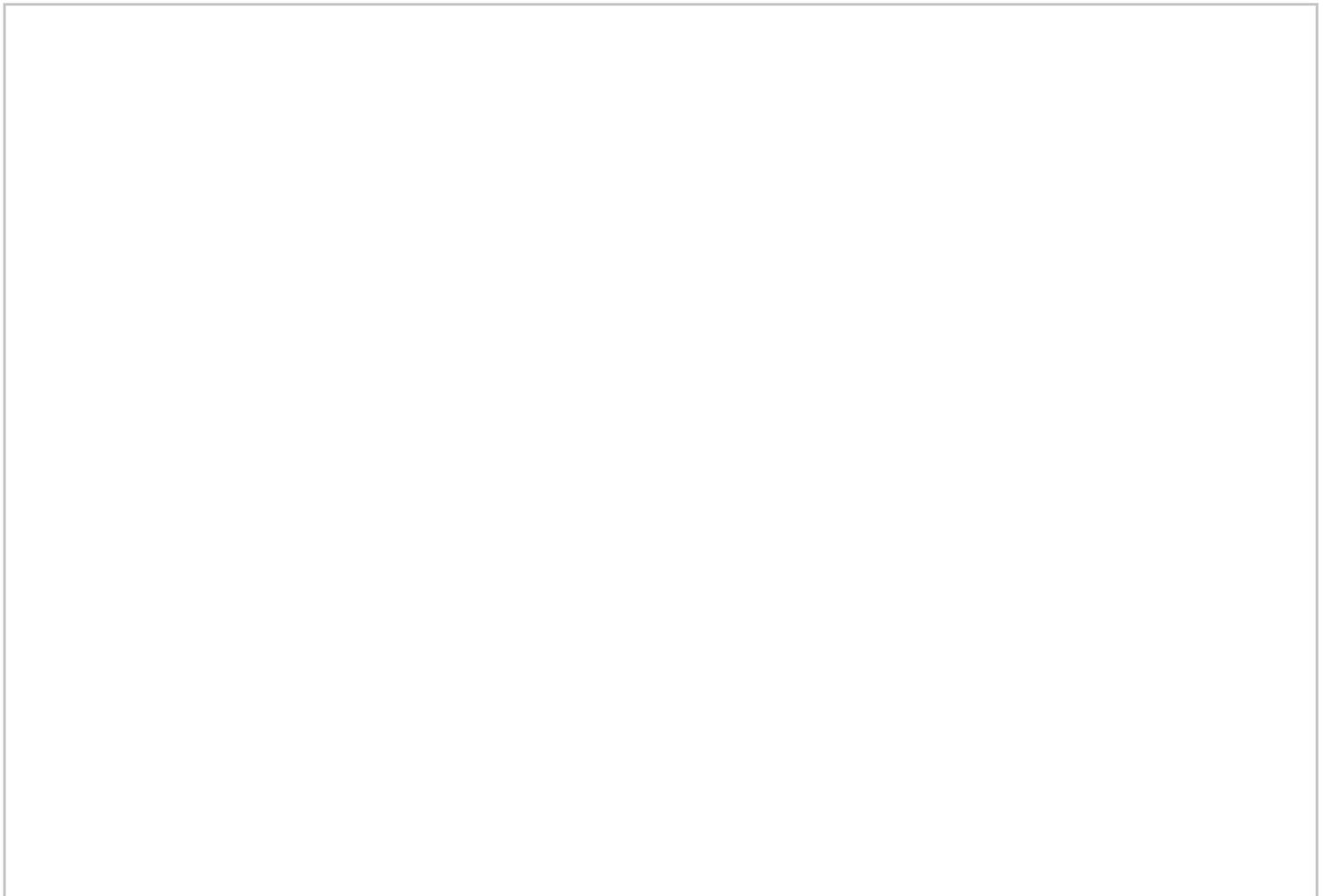
## Road Map



## Hybrid Map



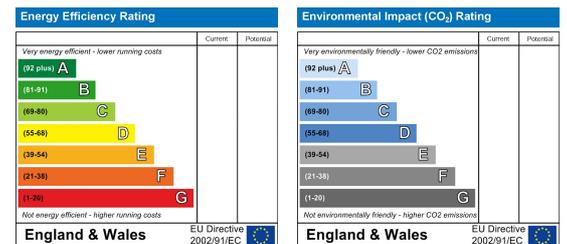
## Terrain Map



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.