

9 Hall Royd Walk  
Silkstone Common  
Barnsley  
S75 4QA

£209,950

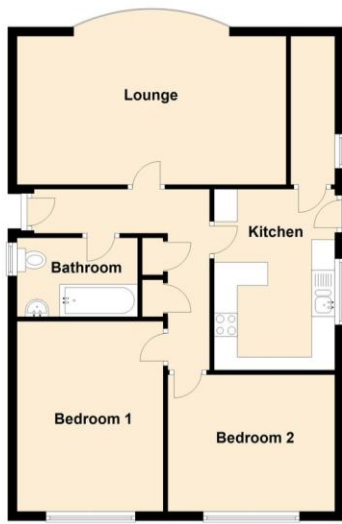
Sorbys  
.co.uk



This detached, two bedroom bungalow with adjoining single garage stands on a favourable plot, with good sized, mature rear garden and well pruned boundaries.

It is offered to the market with NO CHAIN and features gas central heating with a combination boiler and majority UPVC double glazing. Scope is also provided for the successful buyer to modernise the property to their own requirements.

The much sought after village of Silkstone Common is surrounded by open countryside, yet is within easy reach of the M1 motorway at junction 37, as well as both Penistone and Barnsley town centres and their vast array of amenities. A railway station is also located within the village.



### RECEPTION HALL

The L-shaped hall is approached from a UPVC side entrance door and has two recessed storage cupboards, coving to the ceiling, a radiator and loft hatch.

### LOUNGE

19' 2" x 10' 7" (5.84m x 3.23m) Having a large front facing bow window, stone fireplace, coving to the ceiling and a radiator.

### BREAKFAST KITCHEN

12' 11" x 8' 4" (3.94m x 2.54m) Fitted with a stainless steel sink with mixer tap and cupboard under, further base and wall mounted units, plus area of worktop surfaces. There is an integrated oven with four ring gas hob and extractor hood above, space and plumbing for a washing machine and tumble drier, integrated fridge, radiator, side facing window and UPVC side entrance door. In addition, a deep recessed pantry provides shelving and contains the wall mounted, gas fired combination boiler.

### BEDROOM ONE

13' 4" x 10' 4" (4.06m x 3.15m) A rear facing bedroom with coving to the ceiling and a radiator.

### BEDROOM TWO

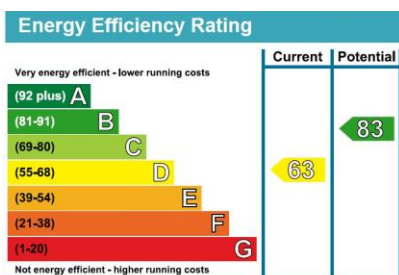
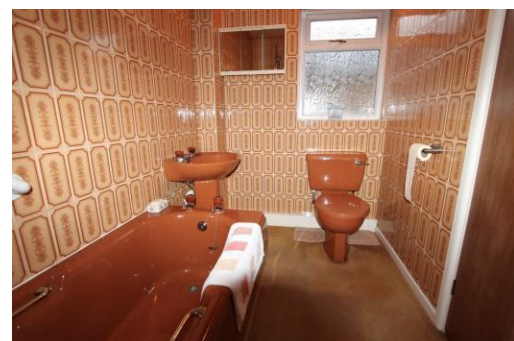
11' 10" x 10' 0" (3.61m x 3.05m) A rear facing bedroom with coving to the ceiling and a radiator.

### BATHROOM

Fully tiled and fitted with a coloured suite, comprising a panel bath, low flush WC and wash hand basin. There is an obscure glazed window and a radiator.

### OUTSIDE

There is a lawn to the front of the property and driveway extending down the side, leading to the adjoining single garage. At the rear, there is a generous garden with pruned conifer hedged boundaries, adding privacy. There are shaped borders and well kept shrubs, along with a timber shed hidden at the bottom.



**OFFER PROCEDURE** - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

**PROPERTY DETAILS** - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Sorbys**

Longfields Court, Middlewoods Way,  
Wha mdiffe Business Park, Barnsley, S71 3GN

t: 01226 799000

e: [info@sorbys.co.uk](mailto:info@sorbys.co.uk)

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