



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

5 Oriel Way , Royston, Barnsley , S71 4GH

Offers Over £265,000

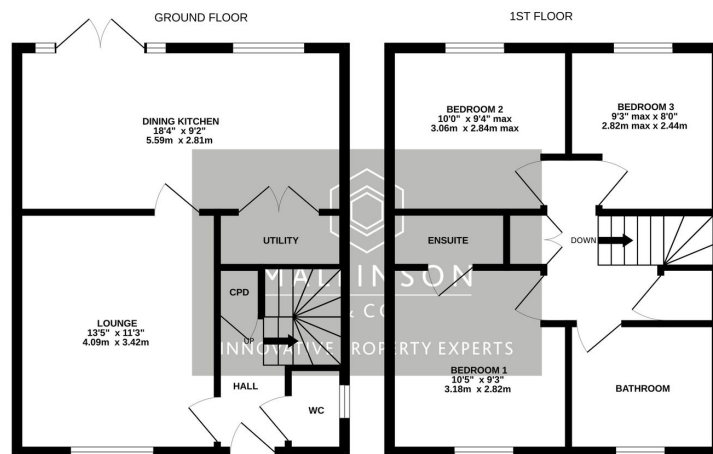
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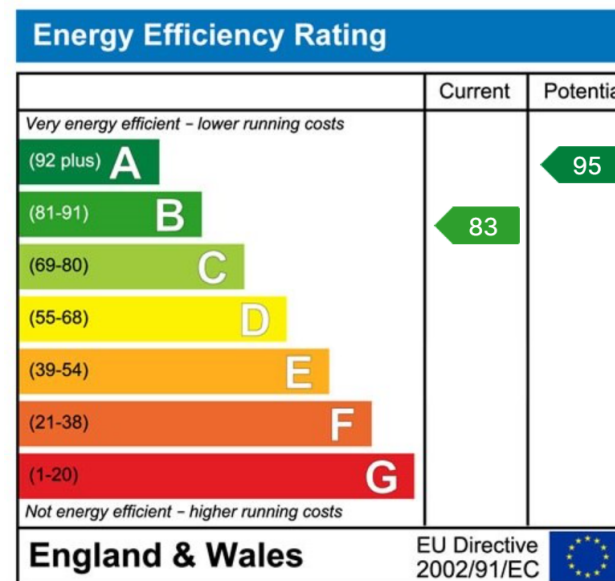
- DETACHED
- 3 BEDROOMS
- BEAUTIFULLY PRESENTED
- CONTEMPORARY OPEN PLAN DINING KITCHEN
- DOWNSTAIRS W.C & UTILITY
- MODERN BATHROOM
- EN SUITE TO BEDROOM 1
- DRIVEWAY PROVIDING OFF-STREET PARKING FOR MULTIPLE VEHICLES
- LANDSCAPED REAR GARDEN
- CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS, AND TRANSPORT LINKS



AN IDEAL FAMILY HOME! ... A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME, IDEALLY LOCATED ON A HIGHLY REGARDED RESIDENTIAL DEVELOPMENT. OFFERING A SPACIOUS AND WELL-PLANNED LAYOUT, THIS HOME IS PERFECT FOR THE MODERN FAMILY, FEATURING A GENEROUS DINING KITCHEN, EN SUITE TO BEDROOM ONE, LANDSCAPED GARDENS, AND OFF-STREET PARKING FOR MULTIPLE VEHICLES. WITH STYLISH INTERIORS AND FUNCTIONAL LIVING SPACE ACROSS TWO FLOORS, THIS PROPERTY IS SITUATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 12/2025



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