



11A Firham Close, Royston, Barnsley, S71 4LU

This charming 3 bed semi detached house for sale in Royston on the ever popular development off Lee Lane is sure to be a hit with First Time Buyers and Families, especially with its close proximity to good schools and amenities.

This home is perfect for anyone looking to put their own stamp on a property.

The property briefly comprises a spacious lounge with feature beams and an open staircase, open plan kitchen/diner and conservatory opening up onto the well maintained garden.

Upstairs you will find 3 bedrooms, all with fitted wardrobes and a house bathroom.

Externally there is a detached garage and off road parking.

Book your viewing today for this 3 bed semi detached house for sale on Firham Close.

£180,000

- NO CHAIN
- 3 Bed Semi Detached
- Detached Driveway & Off Road Parking
- Spacious Lounge
- Open Plan Kitchen/Diner
- Conservatory
- Enclosed Rear Garden
- Great Location
- Close to Schools/Amenities/Motorway Links



KESTREL
ESTATES

Floor 0

Approximate total area^{RM}
463.82 ft²

Reduced headroom
16.23 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	