

## 6 Royston Lane, Barnsley, S71 3EW

Available with Leanne Gill is this beautiful 3 bed inner terrace house for sale in Royston. NO CHAIN, with off road parking to the front and a good sized garden to the rear.

This beautifully presented property is deceptively spacious and boasts a stunning kitchen, separate dining room, living room and cellar.

Upstairs you will find 2 bedrooms and the house bathroom, the 3rd spacious bedroom being on the top floor.

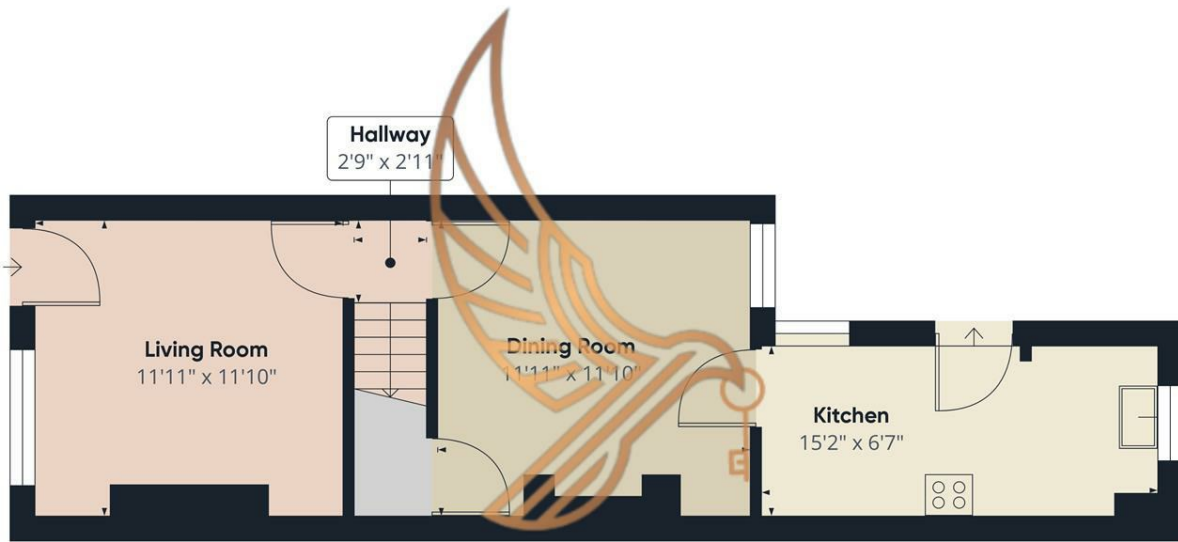
Externally there is off road parking to the front and a good sized garden to the rear.

Being close to amenities, commuter links, shops, parks and schools, this home would be perfect for investors, first time buyers or small families.

Book your viewing today for this 3 bed inner terrace house for sale on Royston Lane.

**£150,000**

- 3 Bedroomed Terrace
- Fitted Kitchen
- Separate Dining Room
- Living Room
- Cellar
- 2 Double Bedrooms & 1 Single
- Off Road Parking
- Close to Schools/Amenities & Commuter Links
- NO CHAIN
- Perfect for First Time Buyers/Investors



**KESTREL**  
ESTATES

Floor 0

Approximate total area<sup>(1)</sup>  
417.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	