



259 Midland Road  
Royston, Barnsley, S71 4DW

Price Guide £123,950





# 259 Midland Road

Royston, Barnsley, S71 4DW

**Price Guide £123,950**



## **Entrance Porch**

4'6" x 3'0" (1.38 x 0.93)

## **Lounge**

15'3" x 11'0" (4.67 x 3.37)

## **Kitchen Dining Room**

13'1" x 12'2" (4.01 x 3.73)

## **Landing**

## **Bedroom One**

10'11" x 7'4" (3.35 x 2.26)

## **Bedroom Two**

9'9" x 7'0" (2.98 x 2.14)

## **Bedroom Three**

11'2" x 5'10" (3.42 x 1.80)

## **Bathroom**

9'9" x 4'11" (2.98 x 1.50)

## **Outside**

## **Key Features**

Three Spacious Bedrooms

Each bedroom offers generous proportions, providing flexibility for family living, a home office, or guest accommodation. Perfect for those who value comfort and versatility.

## **Generous Living Space**

This 3 bedroom terraced home combines period charm with practical space, making it ideal for modern lifestyles while retaining its character.

## **Stylish Modern Interiors**

Recently updated with contemporary finishes, this property is ready for you to move in and enjoy without the need for renovations.

## **Inviting Reception Room**

A warm and welcoming space designed for relaxation or entertaining friends and family, creating the heart

of the home.

## **Modern Bathroom Design**

Thoughtfully planned to meet the demands of everyday living, blending functionality with modern style.

## **Private Parking Space**

A rare and valuable feature in this sought-after location, ensuring convenience and peace of mind.

## **Prime Location Near Amenities**

Within walking distance of Royston High Street, offering easy access to local shops, cafes, and essential services.

## **Close to Nature**

Just a short stroll to Rabbit Ings Country Park, perfect for outdoor enthusiasts, dog walkers, and family days out.

## **Ideal for First-Time Buyers or Investors**

A fantastic opportunity to step onto the property ladder or expand your portfolio with a home that promises strong rental appeal.

## **Book a Viewing**

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarnsley.co.uk](http://www.psbarnsley.co.uk)

## **Thinking of selling?**

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth  
Barnsley, S72 8UJ



Road Map



Hybrid Map



Terrain Map



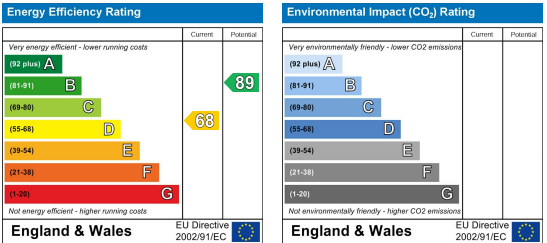
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

