

OFFERS OVER

£450,000

Hatfield Gardens

Royston, S71 4SR

PROPERTY SUMMARY

This remarkable detached four bedroomed family home offers an exceptional living experience, superbly presented throughout with a generous layout provided by the substantial extension. Occupying an expansive plot giving privacy, security and space. The gated secure parking is a significant advantage, accommodating many vehicles all situated in a peaceful cul-de-sac in the popular village of Royston.

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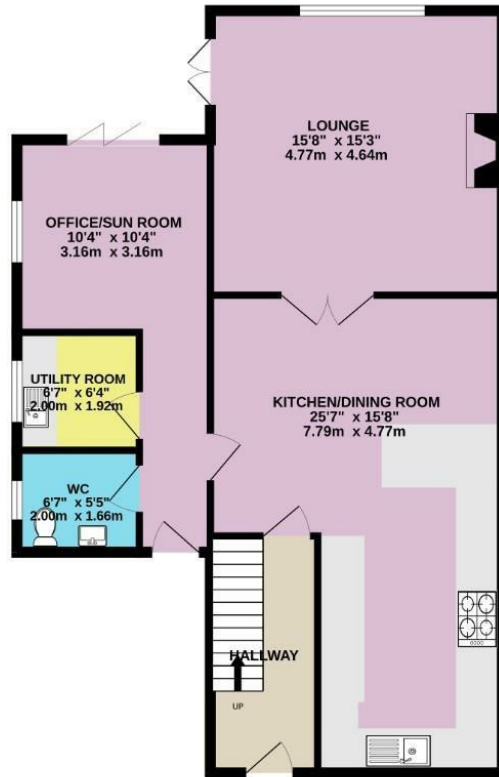








GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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LOCAL AUTHORITY
BMBC

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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