

## Victoria Road, Barnsley



**£800 Per Calendar Month**



2



1



1



52


Discover this delightful two-bedroom semi-detached residence in the heart of Royston. Positioned along Royston High Street, this property enjoys a prime location, offering proximity to local amenities, including shops and convenient access to bus stops connecting you to neighbouring villages and Barnsley Town Centre. Ideal for a young couple or a small family, this well-placed home invites you to embrace convenience of a thriving community.



- Available Immediately
- Good Size Lounge
- Dining Kitchen
- Two Double Bedrooms
- Shower Room
- Double Glazing and Central Heating Throughout
- On Street Parking
- Ideal Location
- EPC Grade E
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**

### Lounge

12'0" x 11'4" (3.66 x 3.47)

With a double glazed window, a radiator and laminate flooring.

### Dining Kitchen

12'3" x 11'10" (3.75 x 3.63)

Fitted with modern units including base cupboards and drawers with laminate work surfaces over, inset single drainer stainless steel sink with mixer taps, fitted under oven and 4 ring ceramic hob with chimney style hood over, plumbing for a washing machine and a door leading to the storage basement. Part tiled walls, central heating radiator and laminate flooring.

### Utility

11'8" x 6'11" (3.56 x 2.13)

With plumbing for a washer and utilities and also housing for the boiler.

### First Floor - Landing

Providing access to the upper floor bedrooms.

### Bedroom 1

12'0" x 11'5" (3.66 x 3.48)

A double bedroom to the front of the property with laminate flooring, a storage cupboard off, radiator and a front facing window.

### Bedroom 2

12'5" x 6'5" (3.81 x 1.96)

Another double bedroom, with laminate flooring, a radiator and a window to the rear.

### Shower Room

9'6" x 5'2" (2.9 x 1.6)

A fitted shower cubicle, low level flush WC and vanity wash hand basin. Tiled flooring, a chrome ladder style towel warmer and a uPVC frosted window.

### External

To the front is an enclosed, gated paved garden and, to the rear is an enclosed garden with paving, timber deck and two good size garden sheds.

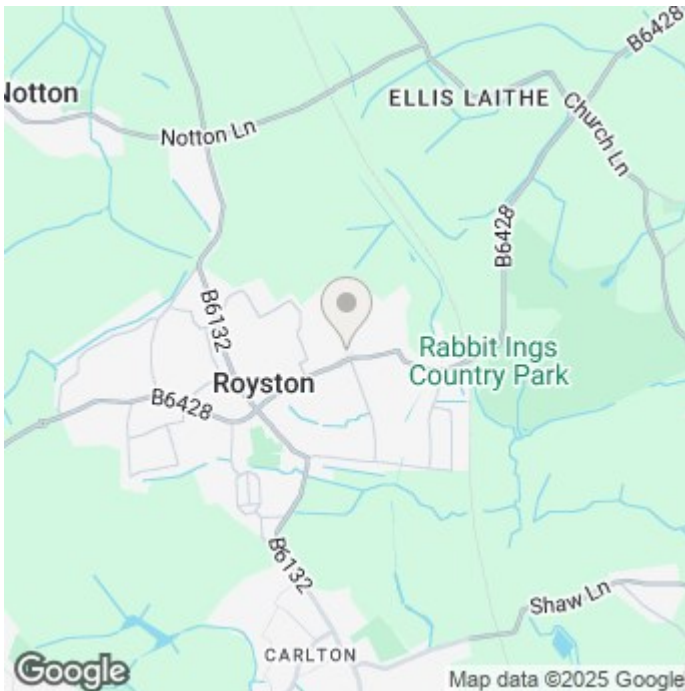




## Floor Plan



TOTAL FLOOR AREA : 679 sq. ft. (63.1 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given for their operation or efficiency can be given.  
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## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 52                      | 77        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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