

HUNTERS®

HERE TO GET *you* THERE

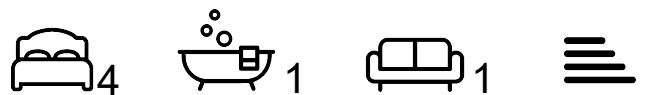


Kirk Cross Crescent

Royston, Barnsley, S71 4PA

Guide Price £200,000

GUIDE PRICE £200,000 TO £210,000



BEAUTIFUL FOUR BEDROOM FAMILY HOME!

Presenting an IMPRESSIVE, GENEROUSLY PROPORTIONED, SEMI-DETACHED, FOUR-BEDROOM residence NESTLED ON A PRIME PLOT. Having the added benefit of a DRIVEWAY AND DETACHED GARAGE. The property is ideally situated in a QUIET CUL DE SAC just a SHORT WALK FROM VILLAGE AMENITIES. This delightful home exudes a sense of warmth, has been meticulously maintained by the current owners and offers all the essentials for a growing family to make their own. This modern home briefly comprises of an entrance hall, lounge, kitchen/ dining room, utility, conservatory, family bathroom, landing and four good sized bedrooms.

TO VIEW, CALL HUNTERS ESTATE AGENT BARNSELY!



Entrance hall

Lounge 16'4" x 11'1" (5m x 3.4m)

Kitchen/ dining room 11'5" x 14'5" (3.5m x 4.4m)

Utility

Downstairs bathroom 4'11" x 5'10" (1.5m x 1.8m)

Conservatory

Landing

Bedroom one 12'9" x 12'9" (3.9m x 3.9m)

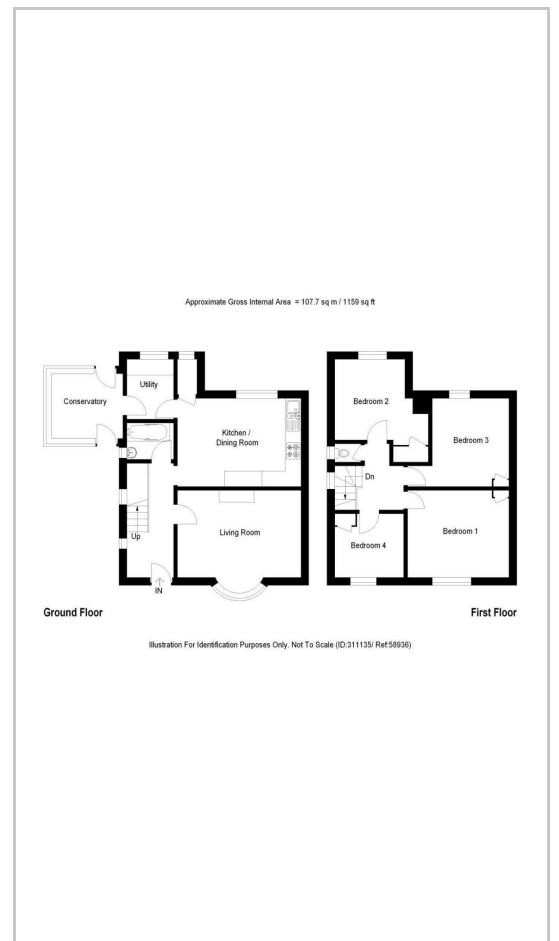
Bedroom two 12'9" x 11'1" (3.9m x 3.4m)

Bedroom four 8'2" x 9'2" (2.5m x 2.8m)

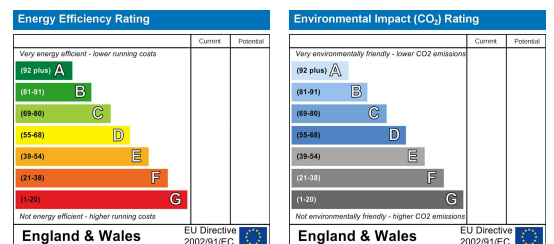
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: barnsley@hunters.com <https://www.hunters.com>