

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



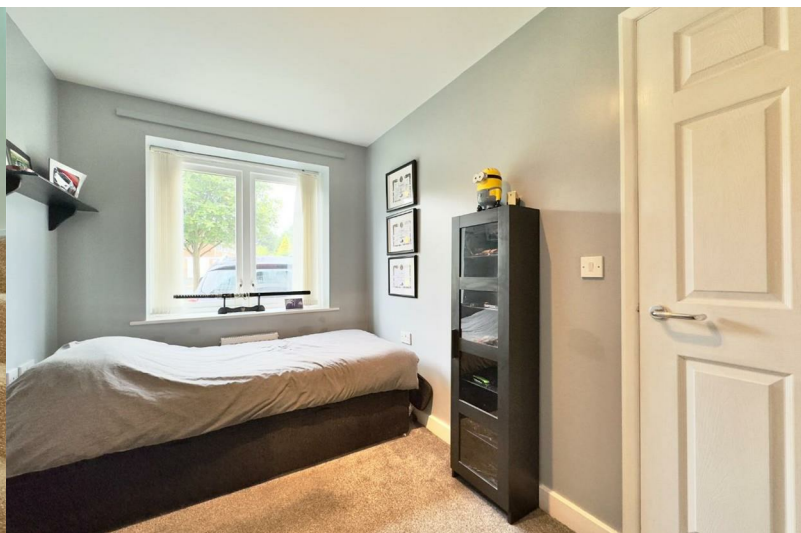
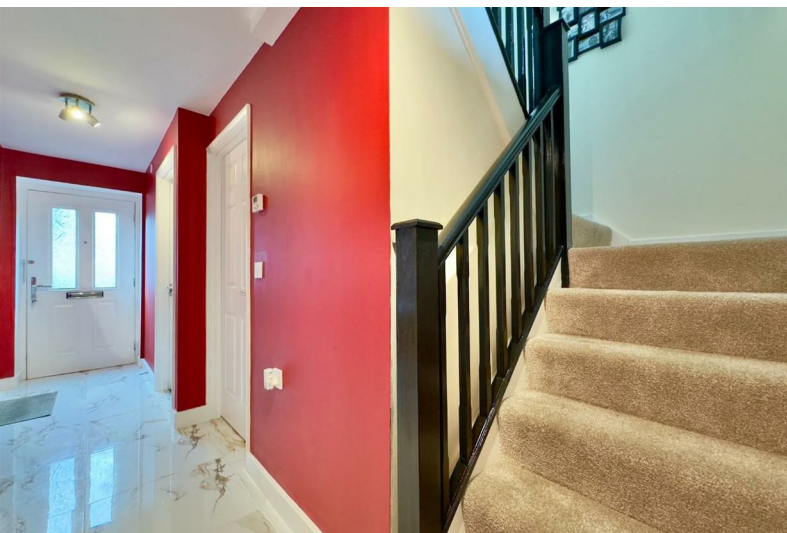
## Cross Lane

Royston, Barnsley, S71 4AT

Offers Over £85,000



Council Tax: B



# 38 Cross Lane

Royston, Barnsley, S71 4AT

Offers Over £85,000



## ENTRANCE HALL

"x" ("x")

## DOWNSTAIRS WC

"x" ("x")

## BATHROOM

6'8" x 6'6" (2.05m x 1.99m)

## BEDROOM ONE

16'6" x 7'2" (5.04m x 2.19m)

## BEDROOM TWO

13'5" x 8'5" (4.09m x 2.58m)

## BEDROOM THREE

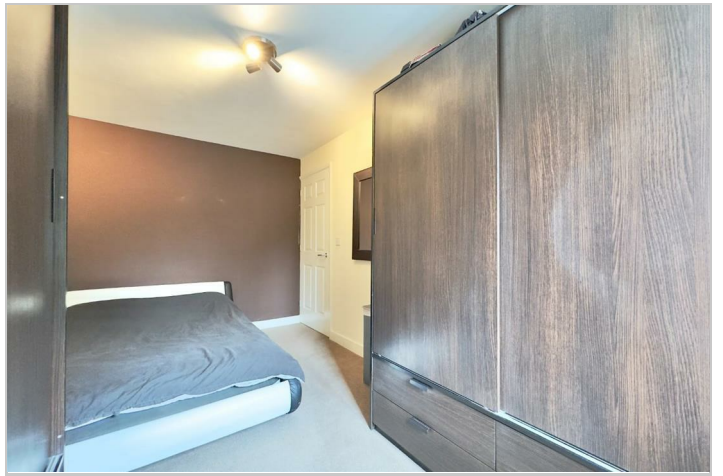
9'7" x 7'6" (2.93m x 2.3m)

## LOUNGE

18'5" x 13'0" (5.62m x 3.98m)

## KITCHEN-DINER

10'5" x 18'8" (3.18m x 5.71m)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floorplan**







Ground Floor Plan 1:100

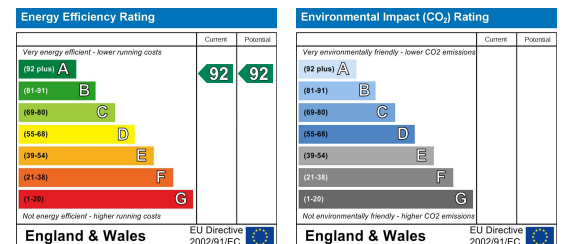


First Floor Plan 1:100

## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## 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.