



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# West Avenue, Royston, Barnsley

£120,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

We are acting in the sale of the above property and have received an offer of £90,000 on the above property.

Welcome to West Avenue of Royston, Barnsley, this delightful house offers a fantastic opportunity for those looking to create their dream home. With a lounge, kitchen-diner, two bedrooms, and a family bathroom, this property provides a comfortable living space with the potential to modernise and truly make it your own. Ideal for first-time buyers and young families, this home boasts spacious accommodation that is perfect for creating lasting memories. The property's location within walking distance of shops and amenities ensures convenience in daily living, while the proximity to Rabbit Ings Country Park offers a tranquil escape into nature. With no vendor chain, the path to making this house your own is clear and hassle-free. The gardens at the front and rear of the property provide outdoor spaces to relax, entertain, and enjoy the fresh air. Don't miss out on the chance to transform this house into your ideal abode in a lovely neighbourhood with so much to offer.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com

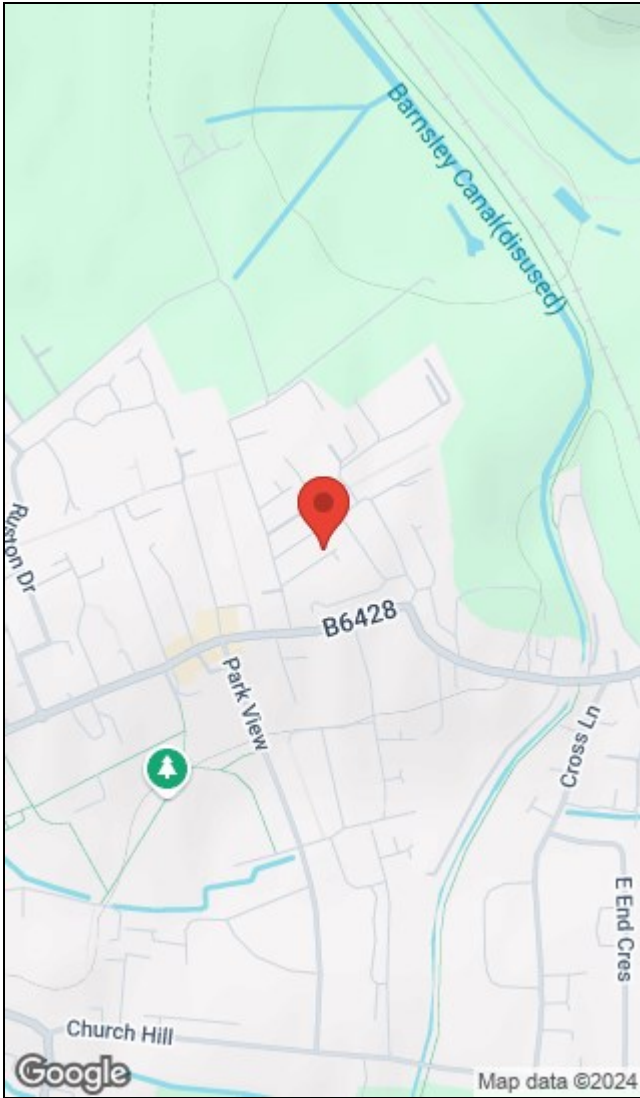
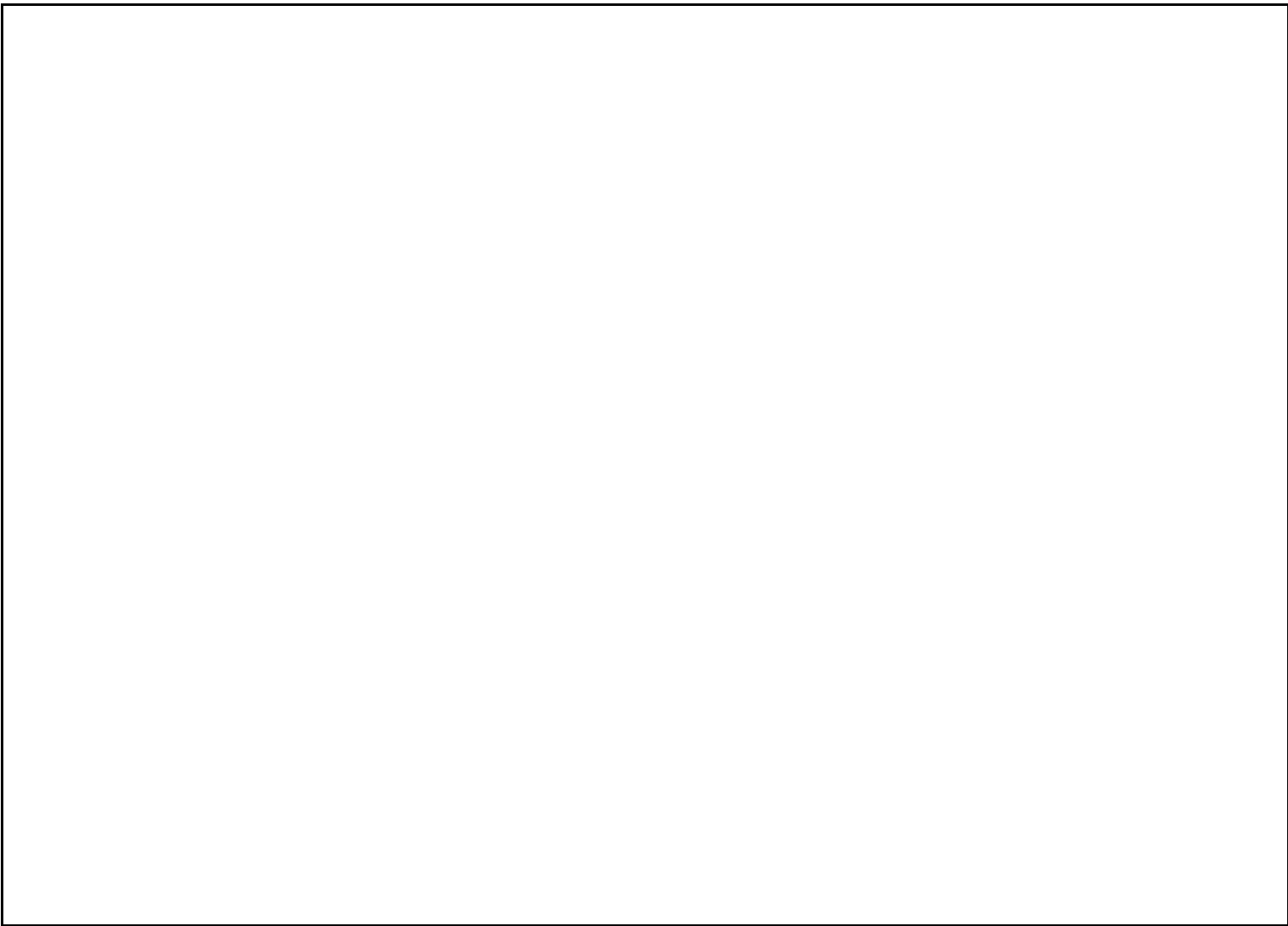


## KEY FEATURES

- POTENTIAL TO MODERNISE
- PERFECT FOR FIRST TIME BUYERS AND YOUNG FAMILIES
- GARDENS FRONT AND REAR
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO RABBIT INGS COUNTRY PARK







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>90</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>71</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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