



**HUNTERS**<sup>®</sup>

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37 Stoney Royd, Barnsley, S71 3NU

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£180,000

Stoney Royd, Barnsley, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features is the large detached converted garage, which provides versatile options for use, whether as a workshop, additional storage, or even a home office. Off-street parking is available for multiple vehicles, adding to the practicality of this lovely home.

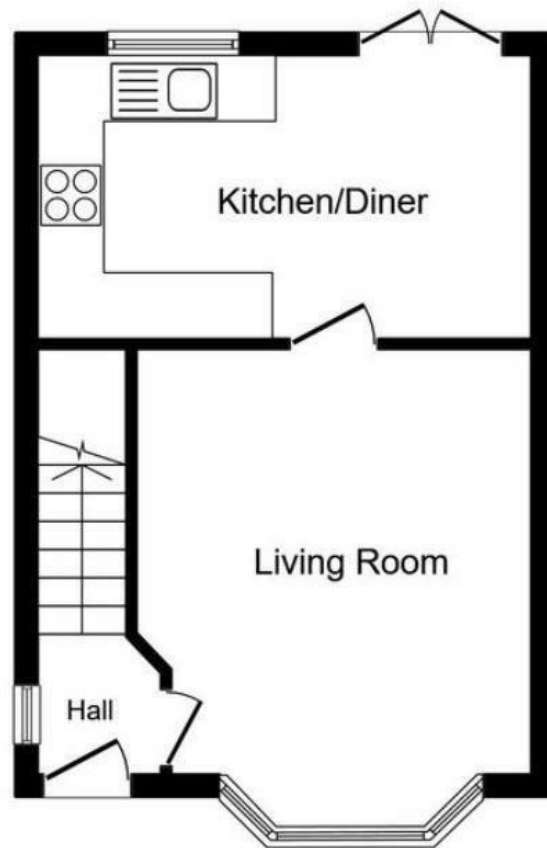
The private rear garden is a true gem, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. With no vendor chain, this property is ready for you to move in and make it your own without delay.

Situated close to a variety of local amenities and excellent transport links, this home is perfectly positioned for easy access to everything you need. Whether you are commuting to work or enjoying the local shops and parks, this location provides the best of both worlds.

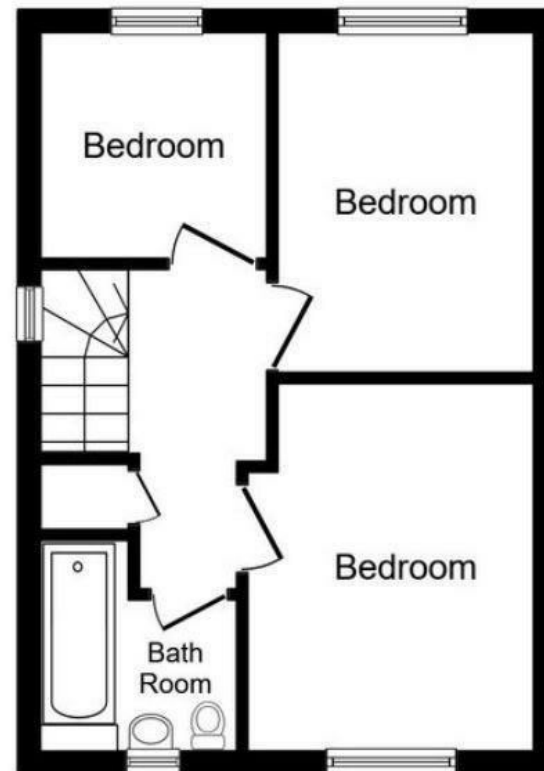
In summary, this semi-detached house in Stoney Royd is a wonderful opportunity to secure a comfortable and convenient home in a desirable area. Don't miss your chance to view this property and envision your future here.

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**Ground Floor**



**First Floor**

Total floor area 59.0 sq. m. (635 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE HALL

LOUNGE  
(11'7" x 14'0")

KITCHEN/ DINING ROOM  
(8'5" x 14'9")

LANDING

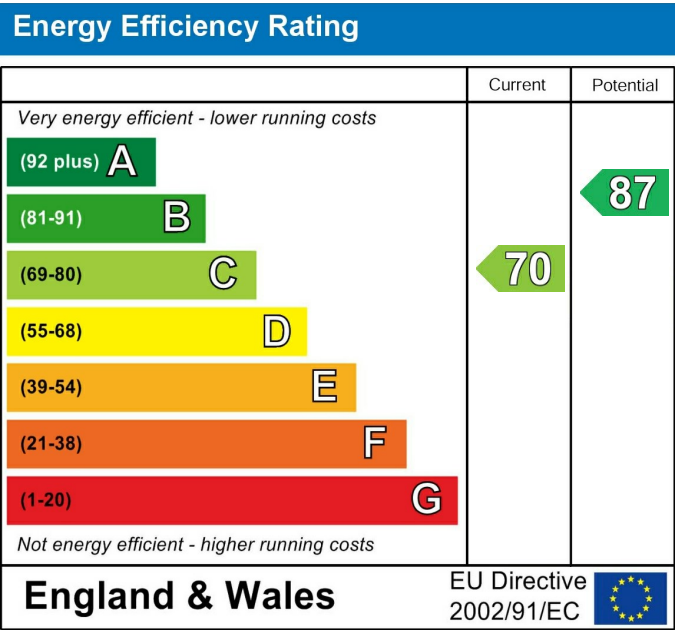
BEDROOM ONE  
(8'3" x 11'0")

BEDROOM TWO  
(7'8" x 10'2")

BEDROOM THREE  
(6'9" x 6'11")

FAMILY BATHROOM

DETACHED CONVERTED GARAGE  
(12'11" x 16'11")



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. 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.





