

# 17 Church Hill, Royston, Barnsley, S71 4NQ Offers In Excess Of £140,000

Church Hill, Royston, Barnsley, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning three storeys, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

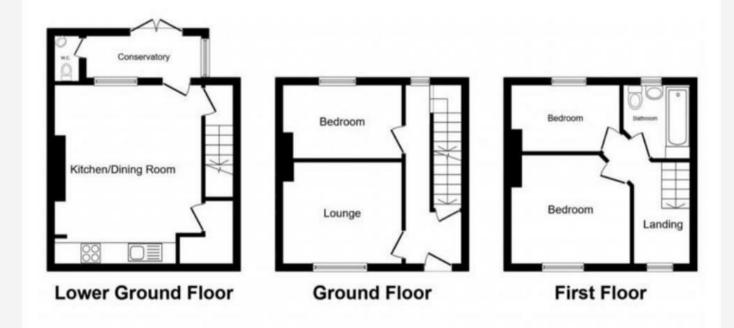
Upon entering, you are greeted by an inviting reception room that provide ample space for relaxation and entertainment. The heart of the home is the open plan kitchen and dining room, which creates a warm and welcoming atmosphere, perfect for family gatherings or dinner parties. The kitchen is designed for both functionality and style, ensuring that cooking and dining experiences are enjoyable.

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque scenery adds a touch of tranquillity to daily life.

The private garden is a wonderful outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air. It offers a peaceful retreat from the hustle and bustle of everyday life.

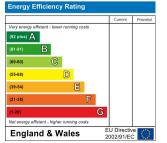
Conveniently located, this home is within easy reach of local shops, schools, and all essential amenities, making it a practical choice for modern living. With its combination of space, style, and location, this property is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

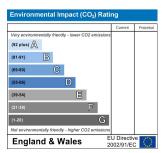
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Total floor area 84.0 sq. m. (904 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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#### Kitchen

17'9" x 12'9"

# Lounge

10'3" x 11'1"

#### Master bedroom

10'10" x 9'8"

#### **Bedroom 2**

10'4" x 7'0"

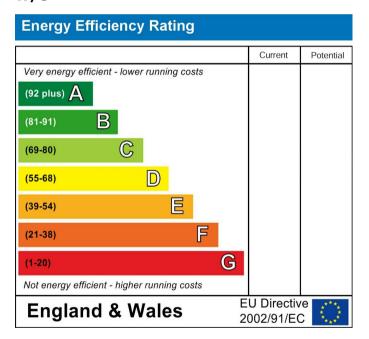
### **Bathroom**

7'10" x 7'4"

# **Bedroom 3**

8'6" x 11'1"

# W/C



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