



Runswick Midland Road, Royston, Barnsley, Yorkshire, S71 4BP

**Asking Price £230,000**

MERRYWEATHERS are proud to offer to the market this unique period detached property with huge commercial potential, located in the heart of Royston village. The property boasts spacious accommodation with two reception rooms and the former post office creating a versatile space for a variety of uses subject to planning applications. The property benefits from a brand new boiler. There is loads of storage and at the rear of the property has garages and ample parking. The property is located within close proximity to local amenities, transport links and local schools.

Viewing is HIGHLY RECOMMENDED to appreciate the potential of this property call MERRYWEATHERS Barnsley on 01226730850 to arrange your viewing today.

### Lounge 12'5" x 12'1" (3.8 x 3.7)



With a front facing UPVC bay window, two central heating radiator and the focal point of the room being a gas fire.

### Kitchen 11'9" x 8'6" (3.6 x 2.6)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and dishwasher, With central heating radiator and useful storage cupboard in the hallway.

### Dining Room



With a rear facing upvc window, central heating radiator and the focal point of the room being the gas fire with decorative fireplace.

### Reception Room 25'7" x 12'1" (7.8 x 3.7)



Having Previously been the local post office this room gives the flexibility to be used for a number of uses residential or commercial depending on the buyers needs. The current vendors hold permission for change of use. The room is accessible from the kitchen and the front of the property with a double glazed door, front and rear facing windows and two central heating radiators.

### Bathroom 8'10" x 8'6" (2.7 x 2.6)



With a four piece suite comprising of a walk in shower, corner jacuzzi bath, vanity unit with hand wash basin and low flush WC, central heating radiator and opaque double glazed window.

### Master Bedroom 14'9" x 11'9" (4.5 x 3.6)



With a front facing bay window, central heated radiator, decorative coving to the ceiling and comprehensive fitted wardrobes.

### Second Bedroom 12'9" x 10'9" (3.9 x 3.3)



with a rear facing UPVC window and central heating radiator.

### Third Bedroom 7'6" x 7'2" (2.3 x 2.2)



with a front facing upvc window and central heating radiator

### Workshop 25'7" x 12'1" (7.8 x 3.7)

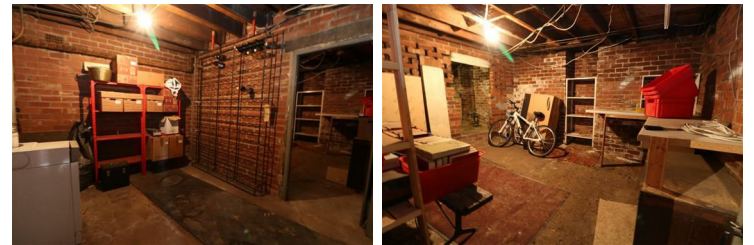
A further storage room accessed via metal security door to the rear, running the full length and width of the former post office, staircase which is currently blocked off rises to first floor.

### Double Garage



With off road parking for a number of vehicles, which in turn leads to the garage accessed from the side of the property

### Store Rooms



Access can be gained via door from inside the double garage or externally from a metal security door next to the double garage. Separated into four interconnecting rooms, one housing the boiler, with lighting, electric and plumbing offering an abundance of potential given the necessary planning.

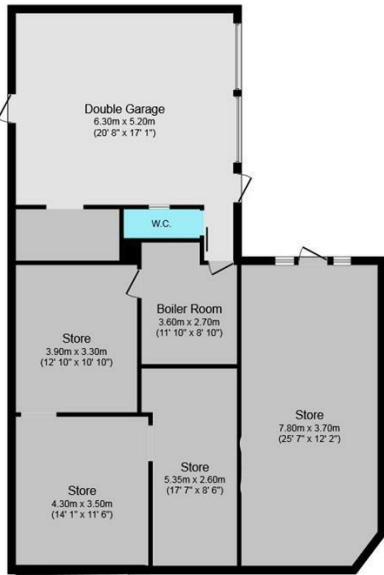
### External



### Material Information

The property is under Barnsley Council banding C  
Tenure: Freehold  
Shared Ownership: No  
New Boiler

# Floor Plan



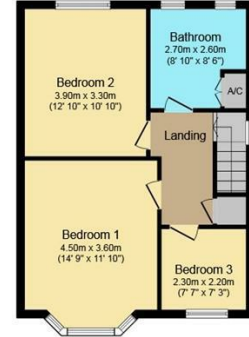
## Basement

Floor area 120.7 sq.m. (1,299 sq.ft.) approx



## Ground Floor

Floor area 81.5 sq.m. (877 sq.ft.) approx



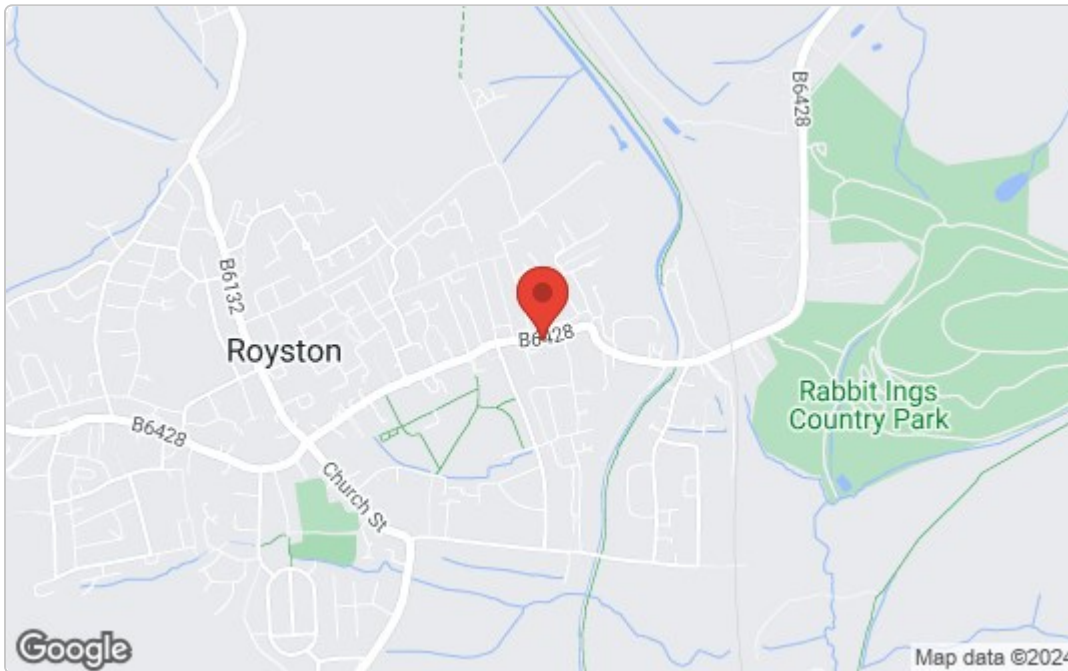
## First Floor

Floor area 49.8 sq.m. (536 sq.ft.) approx

Total floor area 252.0 sq.m. (2,712 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham, Doncaster, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

