

# HUNTERS

HERE TO GET *you* THERE



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17 Church Hill, Royston, Barnsley, S71 4NQ

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### 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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**Lower Ground Floor**



**Ground Floor**



**First Floor**

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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| Energy Efficiency Rating                    |         |                         |  |
|---------------------------------------------|---------|-------------------------|--|
|                                             | Current | Potential               |  |
| Very energy efficient - lower running costs |         |                         |  |
| (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 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 |  |

**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**

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

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.









