



17 Railway Walk, Royston, Barnsley, S71 4GL

£230,000

In the charming Railway Walk area of Royston, Barnsley, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and serene countryside views.

Upon entering, you are welcomed by a bright and inviting entrance hall that leads into a cosy lounge, bathed in natural light, creating a warm and welcoming atmosphere.

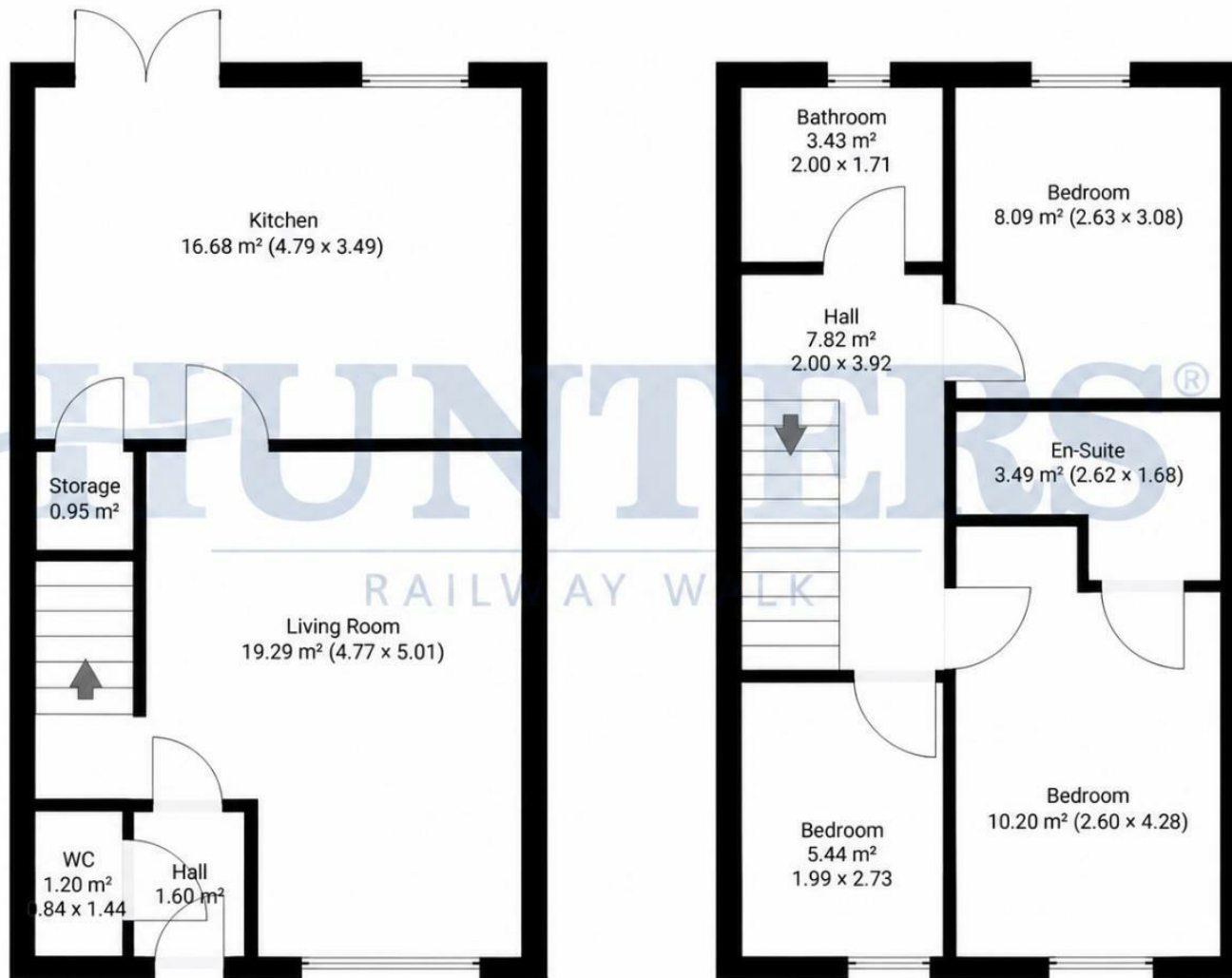
The heart of the home is the contemporary kitchen/diner, featuring a stylishly fitted kitchen that is both functional and aesthetically pleasing. French doors open directly onto the well-sized rear garden, seamlessly connecting indoor and outdoor spaces, making it ideal for entertaining or simply enjoying the tranquil surroundings. A convenient downstairs W/C adds to the practicality of this lovely home.

Upstairs, you will find three spacious bedrooms, each designed with comfort in mind. The master bedroom boasts the luxury of an en suite bathroom, while the family bathroom serves the other two bedrooms. The views from the bedrooms are simply stunning, overlooking picturesque fields that enhance the sense of peace and privacy.

The property benefits from off-road parking with a double driveway, ensuring ample space for vehicles. The rear west-facing garden is a true gem, offering a private retreat that is not overlooked backing onto scenic open fields, it is perfect for relaxing or enjoying family gatherings with some evening sunshine.

Situated in a gorgeous and peaceful setting, this home is conveniently located close to local amenities, making it an ideal choice for families or anyone seeking a tranquil lifestyle without sacrificing accessibility. This property is a wonderful opportunity to enjoy modern living in a beautiful location.

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TOTAL AREA: 78.14 m²

FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 2002/91/EC

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

Entrance Hall

Lounge
15'7" x 16'5"

Kitchen
15'8" x 11'5"

DownstairsW/C
2'9" x 4'8"

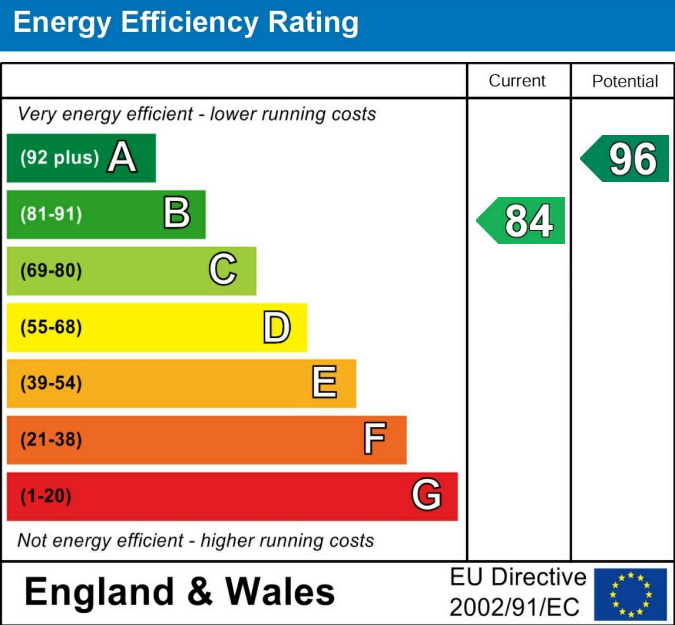
Bedroom 1
8'6" x 14'0"

En Suite

Bedroom 2
8'7" x 10'1"

Bedroom 3
6'6" x 8'11"

Family Bathroom
6'6" x 5'7"



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.





