



**£250,000**

**TENURE : FREEHOLD**

**Firham Close, Royston, Barnsley, S71**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 4**

**Extended and deceptively spacious semi-detached home**

**Additional home office / study area**

**Sought-after cul-de-sac location just off Lee Lane**

**Impressive conservatory spanning the rear**

**Four bedrooms good sized bedrooms**

**Stunning modern kitchen with granite worktops**

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Properties**

**Website: <https://movenowproperties.com>**

Movenowproperties are proud to present this beautiful and deceptively spacious four-bedroom semi-detached family home, ideally positioned in a quiet cul-de-sac location in the highly desirable area of Royston, Barnsley. Finished to an exceptional standard throughout, this extended property offers generous living space, modern interiors and versatile rooms perfectly suited to the growing family.

Early viewing is highly recommended to fully appreciate the size, layout and quality of accommodation on offer.

## Ground Floor

### Entrance Porch

A practical and welcoming entrance porch with built-in storage cupboards, ideal for coats and shoes. A large window provides natural light, creating a bright and inviting first impression.

### Vestibule / Hallway

A spacious hallway featuring solid wooden flooring and neutral décor. Stairs rise to the first floor, with access to both the lounge and study. An alarm system adds extra peace of mind.

### Lounge

**Measurements: 14'4" x 11'9" (4.37m x 3.58m)**

A spacious yet cosy reception room, tastefully decorated with neutral carpet flooring. The focal point is a stylish gas fire with feature surround and tiled hearth. A large window fills the room with natural light, while a useful under-stairs cupboard provides additional storage.

### Study / Home Office

**Measurements: 8'11" x 7'1" (2.73m x 2.16m)**

Currently utilised as a home office, this versatile room could also serve as a playroom or snug. Finished with beech wooden flooring and neutral décor, it offers flexibility for modern family living and leads through to the dining room.

### Dining Room

**Measurements: 14'1" x 7'1" (4.28m x 2.16m)**

This beautifully presented dining space offers ample room for a large dining table – perfect for entertaining. With modern décor and beech flooring, it provides access to both the kitchen and conservatory.

### Kitchen

**Measurements: 15'7" x 8'8" (4.74m x 2.64m)**

A stunning fully fitted kitchen featuring cream shaker-style units, granite worktops and matching upstands. Integrated appliances include a oven and microwave, Electrolux electric hob with extractor over, plus space for a washing machine and fridge freezer. Two large windows provide excellent natural light, enhancing the bright and stylish finish.

### Conservatory

**Measurements: 22'8" x 10'1" (6.90m x 3.06m)**

Spanning the full width of the property, this impressive conservatory is a fantastic additional living space. With modern décor, beech laminate flooring and fitted storage, it offers the perfect space for relaxing or entertaining. Patio doors open directly onto the rear garden.

## First Floor

### Bedroom One

**Measurements: 12'11" x 9'5" (3.93m x 2.86m)**

A spacious front-facing double bedroom. Finished with neutral décor and carpeting.

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## **Bedroom Two**

**Measurements: 14'6" x 7'2" (4.42m x 2.18m)**

A generous rear-facing bedroom overlooking the garden, complete with neutral finishes.

## **Bedroom Three**

**Measurements: 10'1" x 9'5" (3.08m x 2.86m)**

A particularly spacious bedroom benefiting from modern grey décor and garden views.

## **Bedroom Four**

**Measurements: 8'6" x 6'1" (2.59m x 1.86m)**

A well-proportioned fourth bedroom with neutral décor and carpet, ideal as a child's bedroom or guest room.

## **Additional Study Area**

**Measurements: 8'6" x 7'2" (2.59m x 2.18m)**

Accessed from the landing and leading into bedroom four, this useful additional study space features a built-in desk and storage cupboard – perfect for homework or working from home.

## **Family Bathroom**

A true standout feature of the property. This stunning, fully tiled bathroom comprises a contemporary three-piece suite including a 'P'-shaped bath with glass screen and chrome mixer shower, vanity sink unit and low flush WC. Finished with a UPVC clad ceiling, downlights and feature heated towel radiator, it offers both style and practicality.

## **Outside**

### **Front**

A hard-standing driveway provides ample off-road parking for multiple vehicles. Mature shrubs add privacy and kerb appeal, while the porch extension enhances the front elevation.

### **Rear Garden**

A mature, private and enclosed garden mainly laid to lawn with a flagged patio seating area – perfect for outdoor dining and family enjoyment. A pathway leads to a rear gate and garage (accessible on foot).

## **Location – Royston, Barnsley**

Situated in the popular residential area of Royston, this home benefits from excellent local amenities, reputable schools within walking distance, and convenient transport links to Barnsley town centre and surrounding areas. The quiet cul-de-sac position makes it ideal for families seeking both convenience and privacy.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.=

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Parking type: Off road.  
Building safety N/A  
Restrictions N/A  
Rights and easements N/A  
Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

### **Floor plans**

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### **Viewings**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

### **Agents Note**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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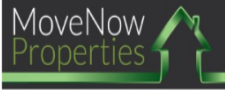
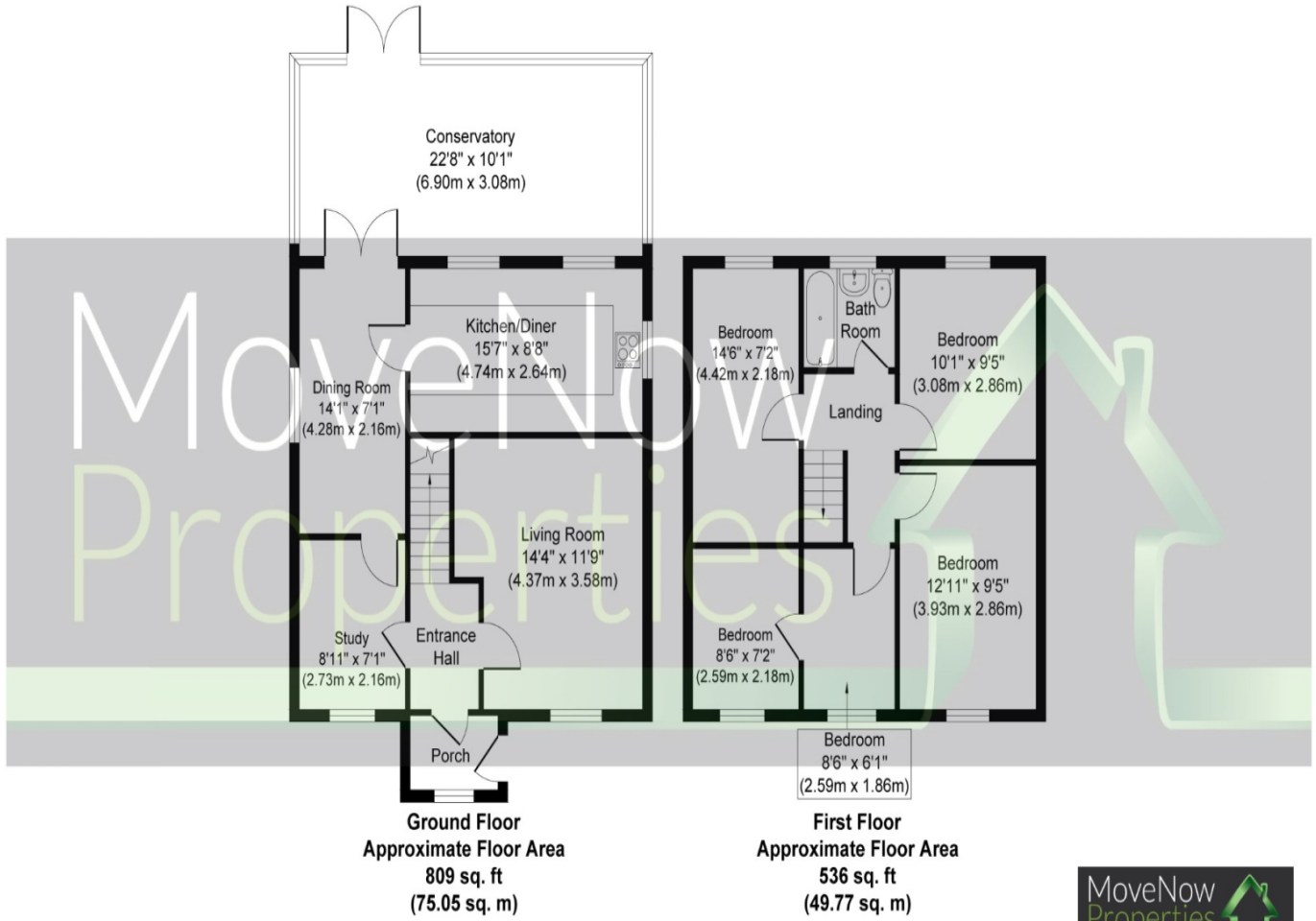












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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