

HUNTERS

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158 Station Road, Royston, Barnsley, S71 4HN

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£190,000

On Station Road in the charming town of Royston, Barnsley, this delightful four-storey house offers a perfect blend of modern living and character. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a contemporary bathroom, ensuring comfort and convenience for all residents. Off-street parking is available, adding to the practicality of this lovely home. The private garden is a wonderful retreat, offering a serene space for outdoor relaxation or family gatherings.

Situated close to local shops, schools, and various amenities, this property boasts an enviable location that caters to everyday needs. Whether you are looking for a family home or a stylish residence with character, this property on Station Road is sure to impress. Don't miss the opportunity to make this charming house your new home.

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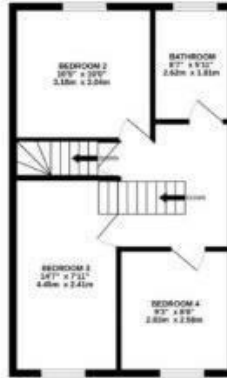
BASMENT
352 sq.ft. (32.6 sq.m.) approx.



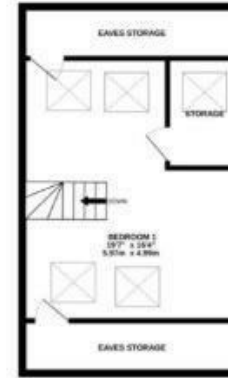
GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02022

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 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	

Lounge

13'1" x 11'9"

Kitchen/ dining room

13'1" x 12'9"

Cellar**Landing****Bathroom****Bedroom one**

19'8" x 16'4"

Bedroom two


10'5" x 10'2"

Bedroom three

14'9" x 7'10"

Bedroom four

9'2" x 8'6"

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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.

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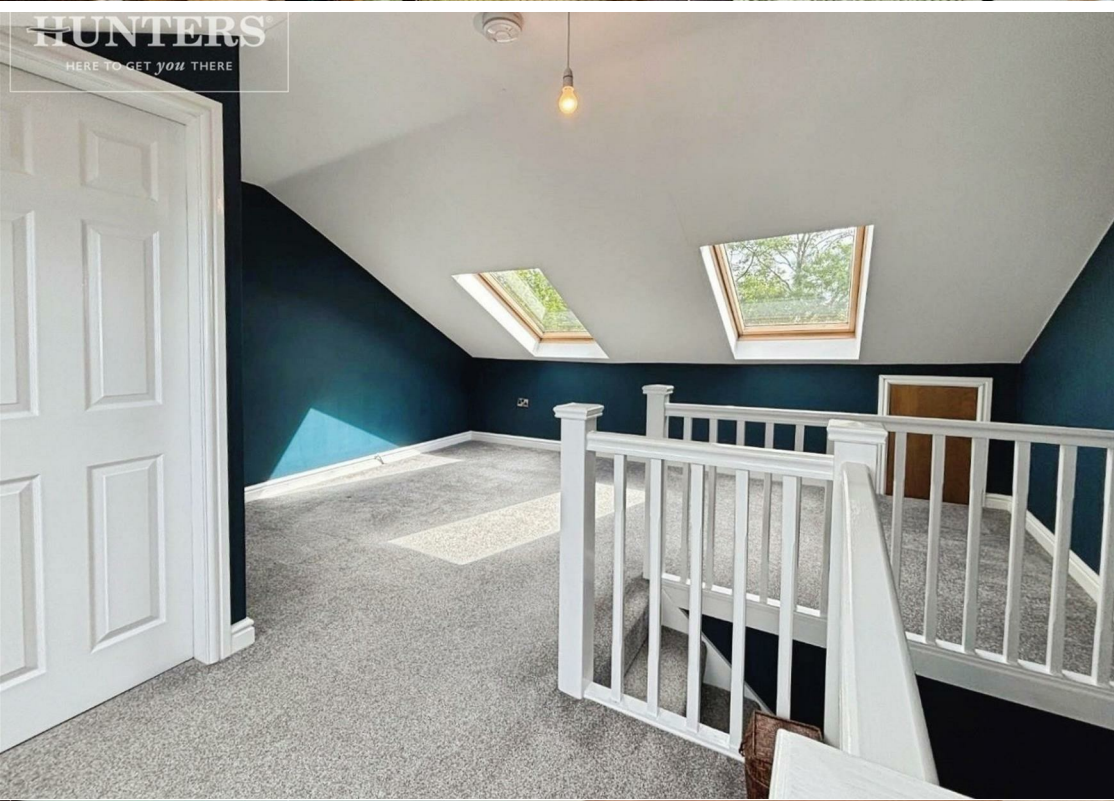


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