



3 Bed
House - Semi-Detached
located in Royston

10 Haigh Croft

Royston

Barnsley

S71 4SF



Asking price £230,000

Nestled in the charming area of Haigh Croft, Royston, Barnsley, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,104 square feet, the property provides ample space for families or individuals seeking a welcoming home.

As you step inside, you will be greeted by a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

The surrounding area of Royston is known for its picturesque landscapes and local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. With schools, parks, and shops nearby, everything you need is within easy reach.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle down in a peaceful neighbourhood, this semi-detached home in Haigh Croft is a wonderful opportunity that should not be missed. Come and experience the charm and comfort that this property has to offer.

Entrance Hall

UPVC double glazed entrance door opening into a hallway with staircase leading off and inner door to living room.

Living Room

13'0" x 12'5"

This bright living room has soft carpeting which adds warmth underfoot, while a large window allows natural light to fill the room. The space opens into the adjoining dining room through elegant double doors, creating a seamless flow for entertaining and family living.

Dining Room

12'4" x 10'1"

A welcoming dining room which is perfect for family meals or entertaining guests. Natural light pours in through large patio doors that open onto the rear garden, while neutral walls and carpeting provide a calming backdrop.

Kitchen

11'9" x 7'2"

The kitchen is smartly fitted with contemporary white gloss units and sleek work surfaces, complemented by a stylish grey tiled splashback. Integrated appliances include an oven and gas hob, while a large window above the sink offers views over the garden and floods the room with light. A door leads to the outside, making it easy to access the rear garden and utility room.

Utility Room

The utility room offers practical space with plumbing for a washing machine and additional storage. It connects to a convenient WC, fitted with modern sanitary ware and tiled walls, completing the ground floor's utility area.

Stairs and Landing

Staircase leads off the hallway to a landing area with doors off to all first floor rooms.

Bedroom One

13'1" x 12'6"

The first bedroom is generously sized and features a large window that fills the room with natural light. A built-in wardrobe spans one wall, providing ample storage while maintaining a neat and uncluttered feel. The room is carpeted and decorated in a neutral palette, creating a restful retreat.

Bedroom Two

10'5" x 9'5"

Bedroom two is a comfortable double room, brightened by a large window and featuring a built-in wardrobe. The room is carpeted and decorated in soft, calming tones, offering a pleasant space to relax or work from home.

Bedroom Three

12'11" x 7'4"

A charming single bedroom featuring a window that brings in natural light. The room is carpeted and painted in soft shades, making it an ideal space for a child, guest, or home office.



Bathroom

The bathroom is tastefully fitted with modern fixtures including a bath, separate shower enclosure, WC, and a vanity unit with integrated basin and storage. Large windows provide natural light while maintaining privacy, and tiled walls and floors complement the clean, bright aesthetic.

Rear Garden

The rear garden is a delightful outdoor space featuring a lawn bordered by a wooden fence and a paved patio area, perfect for relaxing or entertaining. Mature plants and flower beds add colour and interest, while seating areas provide a peaceful spot to enjoy the garden in all seasons.



Front Exterior

The front exterior presents a traditional semi-detached façade with a combination of brick and rendered walls. A neat front garden with flower beds and a picket fence adds charm, while a driveway leads to an integral garage store. The overall look is welcoming and well-maintained, reflecting the home's inviting character.

MISC



1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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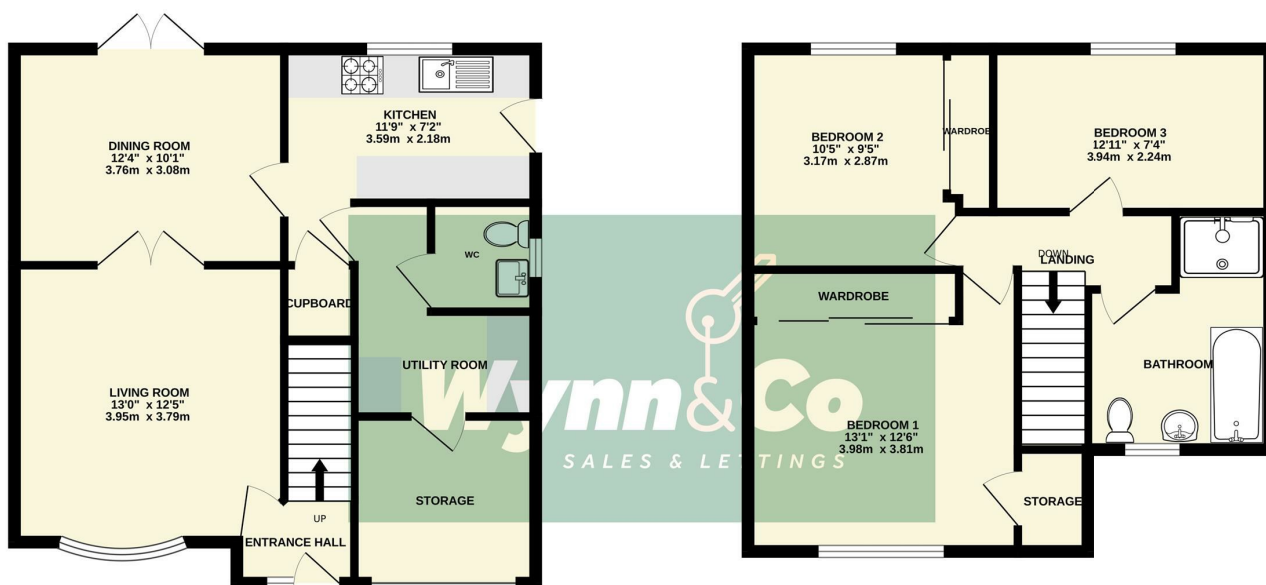
10 Haigh Croft, Royston, Barnsley, S71 4SF



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GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.

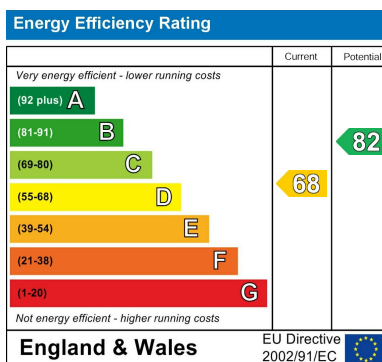
1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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.
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DIRECTIONS

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