



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

The Pastures, Royston, Barnsley, S71 4RQ

Offers Over £350,000

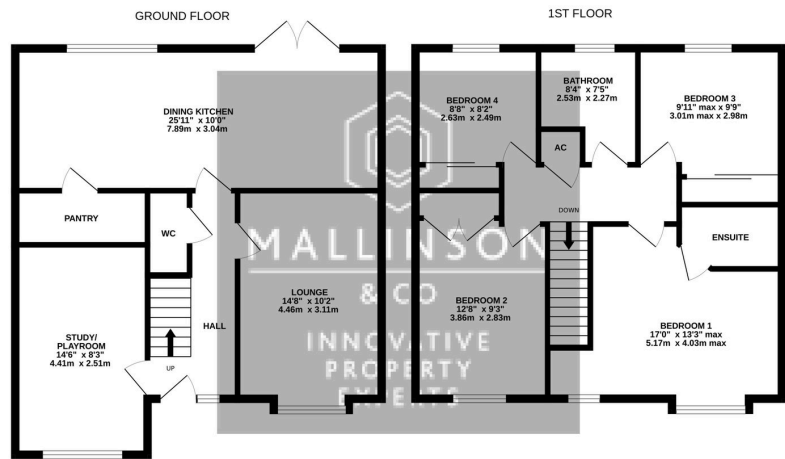
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- DETACHED FAMILY HOME
- MODERN DINING KITCHEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- ENCLOSED REAR GARDEN
- DESIRABLE ROYSTON LOCATION
- 4 BEDROOMS WITH FITTED WARDROBES
- CONVERTED GARAGE PROVIDING HOME STUDY
- FRONT-FACING GLAZING WITH PRIVACY SCREENING
- DRIVEWAY PROVIDING OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME, TUCKED AWAY IN A DESIRABLE RESIDENTIAL SETTING IN ROYSTON OFFERING SUPERB MODERN AND VERSATILE ACCOMMODATION. THE PROPERTY BENEFITS FROM A CONVERTED GARAGE CREATING A USEFUL HOME STUDY, A GENEROUS LOUNGE, CONTEMPORARY DINING KITCHEN, EN-SUITE FACILITIES, ENCLOSED REAR GARDEN AND A LARGE DRIVEWAY PROVIDING OFF STREET PARKING. THIS HOME OFFERS EXCELLENT FLEXIBILITY FOR MODERN FAMILY LIFE AND THE OPPORTUNITY TO ADAPT THE ACCOMMODATION TO SUIT INDIVIDUAL NEEDS WITH EASY ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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