

HUNTERS®

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97 A Midland Road, Royston, Barnsley, S71 4QJ

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£95,000

- NO CHAIN

Located on Midland Road in the charming town of Royston, Barnsley, this delightful house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

As you enter, you are welcomed into a spacious living area that is perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise comfort and functionality, making it an ideal setting for family life.

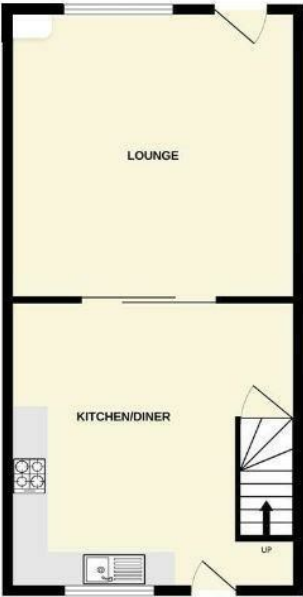
One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for gardening, play, or simply unwinding in the fresh air. It is a wonderful addition that enhances the overall appeal of the home.

Conveniently located, this house is close to all local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location makes it easy to enjoy the best that Royston has to offer.

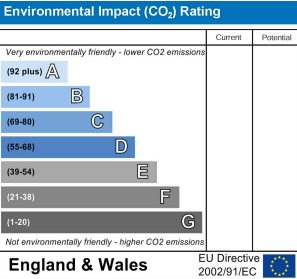
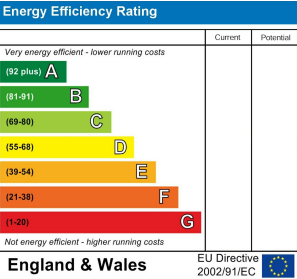
Furthermore, the property is offered with no vendor chain, allowing for a smooth and efficient purchasing process. This is an excellent opportunity to acquire a lovely home in a desirable area. Do not miss the chance to make this house your own.

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GROUND FLOOR



1ST FLOOR



Lounge
10'11" x 10'2"

Dining / Kitchen
11'1" x 15'1"

Landing

Bedroom 1
11'5" x 7'10"

Bedroom 2
9'10" x 13'0"

Bathroom
4'9" x 6'6"

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



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.







