£225,000

TENURE : FREEHOLD

Oriel Way, Royston, S71

Bedrooms : 3 **Bathrooms : 0** **Reception Rooms : 1**

Only three years old and presented in excellent condition

Well maintained and beautifully presented throughout

Ideal first-time buyer or family home

Available with No Chain

Three well-proportioned bedrooms

Modern kitchen/dining room with integrated appliances

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website:

MoveNow Properties

Movenowproperties are proud to present this beautifully presented, three-bedroom modern semi detached property for sale, built only three years ago, offers contemporary living accommodation arranged over two floors. The property has been carefully maintained by the current owners and is presented in excellent condition, making it an ideal choice for first-time buyers, couples or a growing family.
Situated in a quiet position on the edge of the development, the property benefits from no passing traffic, a private driveway and an enclosed rear garden. The accommodation provides a practical layout with a welcoming living room, modern kitchen/dining room and downstairs WC, with three bedrooms and a family bathroom to the first floor.

Entrance
The property is entered through a modern composite entrance door into the living room, with attractive wood-effect flooring to the entrance area and a contemporary radiator. The entrance provides access to the main living accommodation and downstairs WC.

Ground Floor WC
Measurements: 6'4" x 2'9" (1.94m x 0.84m)
Located conveniently off the entrance, the downstairs WC comprises a modern low-level WC and pedestal wash hand basin with tiled splashback, together with a radiator.

Living Room
Measurements: 15'0"x 14'4" (4.57m x 4.36m)
Situated to the front of the property, the spacious living room provides a comfortable main reception space. The room benefits from carpet flooring, a double-glazed window overlooking the front and a radiator. Stairs rise to the first floor, with useful storage beneath.

Kitchen/Dining Room
Measurements: 14'11" x 8'10" (4.54m x 2.68m)
Located to the rear of the property, the modern kitchen/dining room forms the heart of the home and provides an ideal space for both everyday living and entertaining.
The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, incorporating a stainless-steel sink and drainer with mixer tap, gas hob with extractor over, integrated oven and integrated dishwasher. There is also plumbing for a washing machine.
A double-glazed window overlooks the rear garden, while patio doors open directly onto the garden, creating a lovely connection between the kitchen/dining space and outside.

Stairs & Landing
The carpeted staircase rises from the living room to the first-floor landing, providing access to all three bedrooms and the family bathroom. The landing also benefits from a handrail, radiator and loft hatch.

Bedroom One
Measurements: 12'1" x 8'0" (3.68m x 2.45m)
Located to the rear of the property, Bedroom One is a well-proportioned double bedroom with carpet flooring, radiator and double-glazed window overlooking the rear garden.

Bedroom Two
Measurements: 11'2" x 8'0" (3.41m x 2.45m)
Positioned to the front of the property, Bedroom Two is a generous double bedroom with carpet flooring, radiator and double-glazed window enjoying pleasant field-side views.

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |
01924 249349

MoveNow Properties

Website:

Bedroom Three
Measurements: 8'10" x 6'8" (2.70m x 2.03m)
Located to the rear of the property, Bedroom Three is a good-sized bedroom offering flexibility for use as a child's bedroom, guest room or home office. The room benefits from carpet flooring, radiator and double-glazed rear-facing window.

Family Bathroom
Measurements: 9'5" x 6'8" (2.88m x 2.02m)
Situated to the front of the property, the modern family bathroom is fitted with a three-piece suite comprising a bath with overhead shower and glass shower screen, low-level WC and wash hand basin with tiled splashback. There is partial tiling to the walls, wood-effect vinyl flooring, radiator and frosted double-glazed window, together with useful storage over the bulkhead.

Outside
The property occupies a particularly appealing position on the edge of the development, with no passing traffic.
To the front is a private driveway providing parking for two vehicles, with planted shrubs and a pathway leading to the front entrance.
To the rear is an enclosed, low-maintenance garden with fenced boundaries, lawn and patio area, providing an ideal space for outdoor seating and entertaining.

Location
Located in the popular village of Royston, the property is well placed for local shops, amenities and schools, whilst also offering easy access to open countryside and nearby walking routes. Barnsley town centre is also within easy reach, with excellent road links providing access towards surrounding towns and villages.
Overall, this is a fantastic modern home in a quiet and convenient position, ideal for first-time buyers or those looking for a well-maintained property ready to move straight into.

EPC Rating: B
Please contact us for further details of the full EPC

Tenure: Freehold
Please note there is an annual service charge of approx. £150 per annum
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
Broadband connection: Fibreoptic
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Off road, private drive
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

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website:

MoveNow Properties

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.

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website:

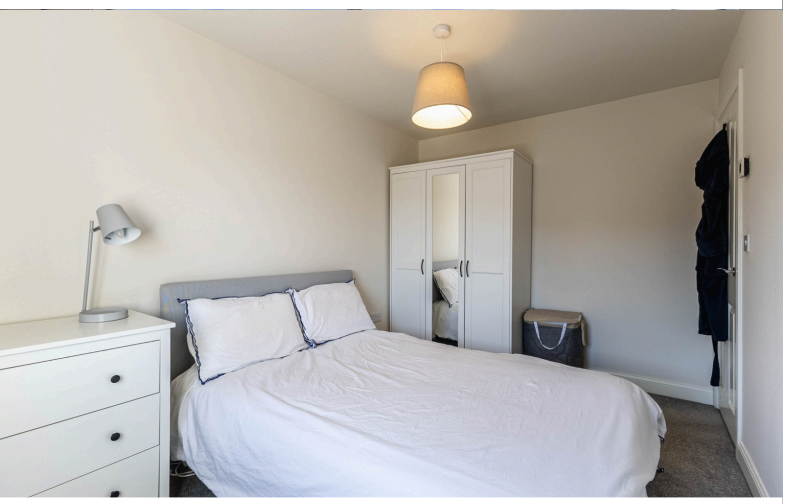
MoveNow Properties

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

MoveNow Properties

Website:

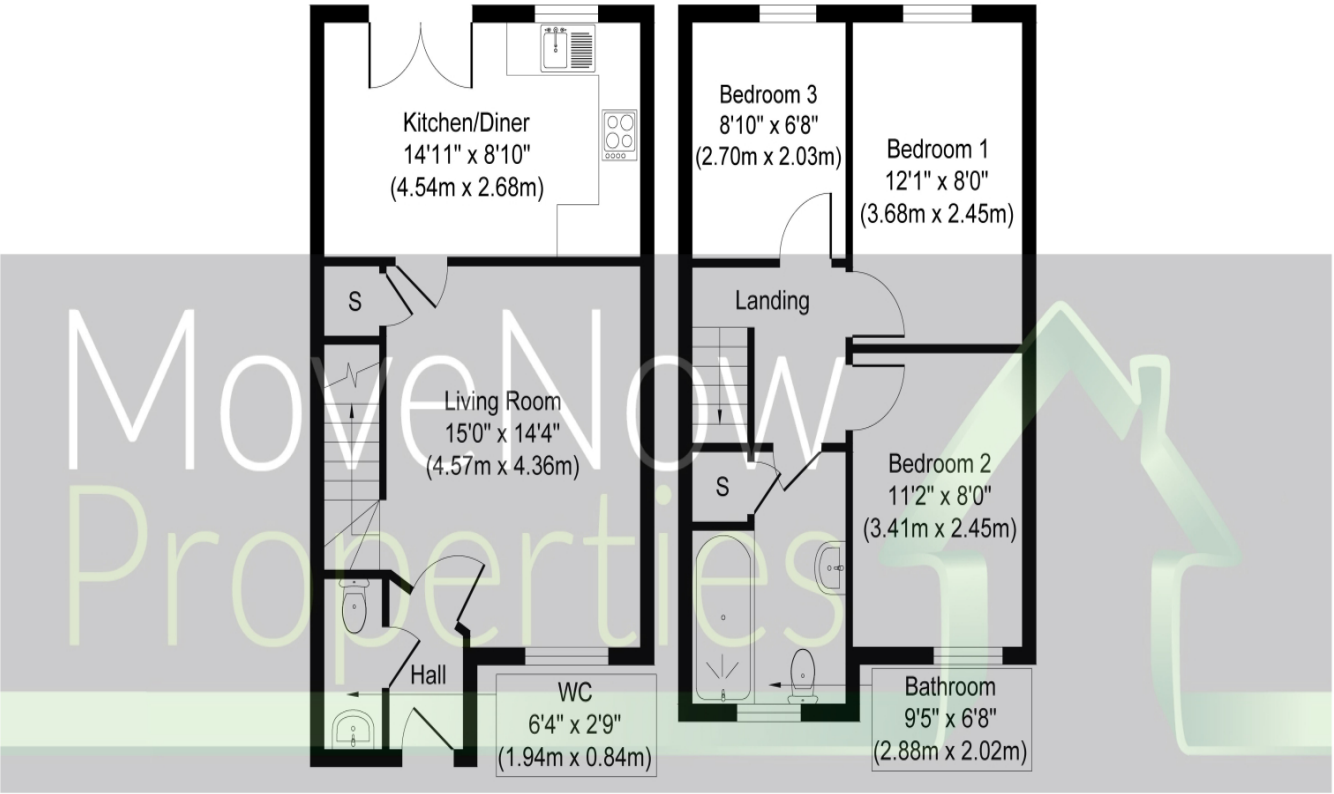


Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

MoveNow Properties

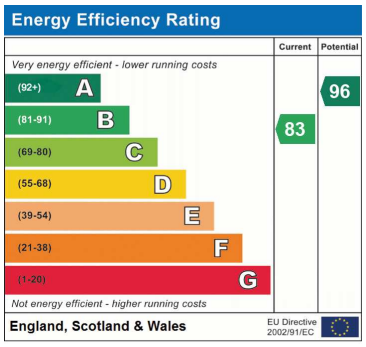
Website:



Ground Floor
Approximate Floor Area
376 sq. ft
(34.97 sq. m)

First Floor
Approximate Floor Area
387 sq. ft
(35.95 sq. m)

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.
Copyright V360 Ltd 2026 | www.houseviz.com



Address: Royston, S71

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website: