17 Railway Walk, Royston, Barnsley, S71 4GL

# 17 Railway Walk, Royston, Barnsley, S71 4GL

## £230,000

In the charming Railway Walk area of Royston, Barnsley, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and serene countryside views.

Upon entering, you are welcomed by a bright and inviting entrance hall that leads into a cosy lounge, bathed in natural light, creating a warm and welcoming atmosphere.

The heart of the home is the contemporary kitchen/diner, featuring a stylishly fitted kitchen that is both functional and aesthetically pleasing. French doors open directly onto the well-sized rear garden, seamlessly connecting indoor and outdoor spaces, making it ideal for entertaining or simply enjoying the tranquil surroundings. A convenient downstairs W/C adds to the practicality of this lovely home.

Upstairs, you will find three spacious bedrooms, each designed with comfort in mind. The master bedroom boasts the luxury of an en suite bathroom, while the family bathroom serves the other two bedrooms. The views from the bedrooms are simply stunning, overlooking picturesque fields that enhance the sense of peace and privacy.

The property benefits from off-road parking with a double driveway, ensuring ample space for vehicles. The rear west-facing garden is a true gem, offering a private retreat that is not overlooked backing onto scenic open fields, it is perfect for relaxing or enjoying family gatherings with some evening sunshine.

Situated in a gorgeous and peaceful setting, this home is conveniently located close to local amenities, making it an ideal choice for families or anyone seeking a tranquil lifestyle without sacrificing accessibility. This property is a wonderful opportunity to enjoy modern living in a beautiful location.

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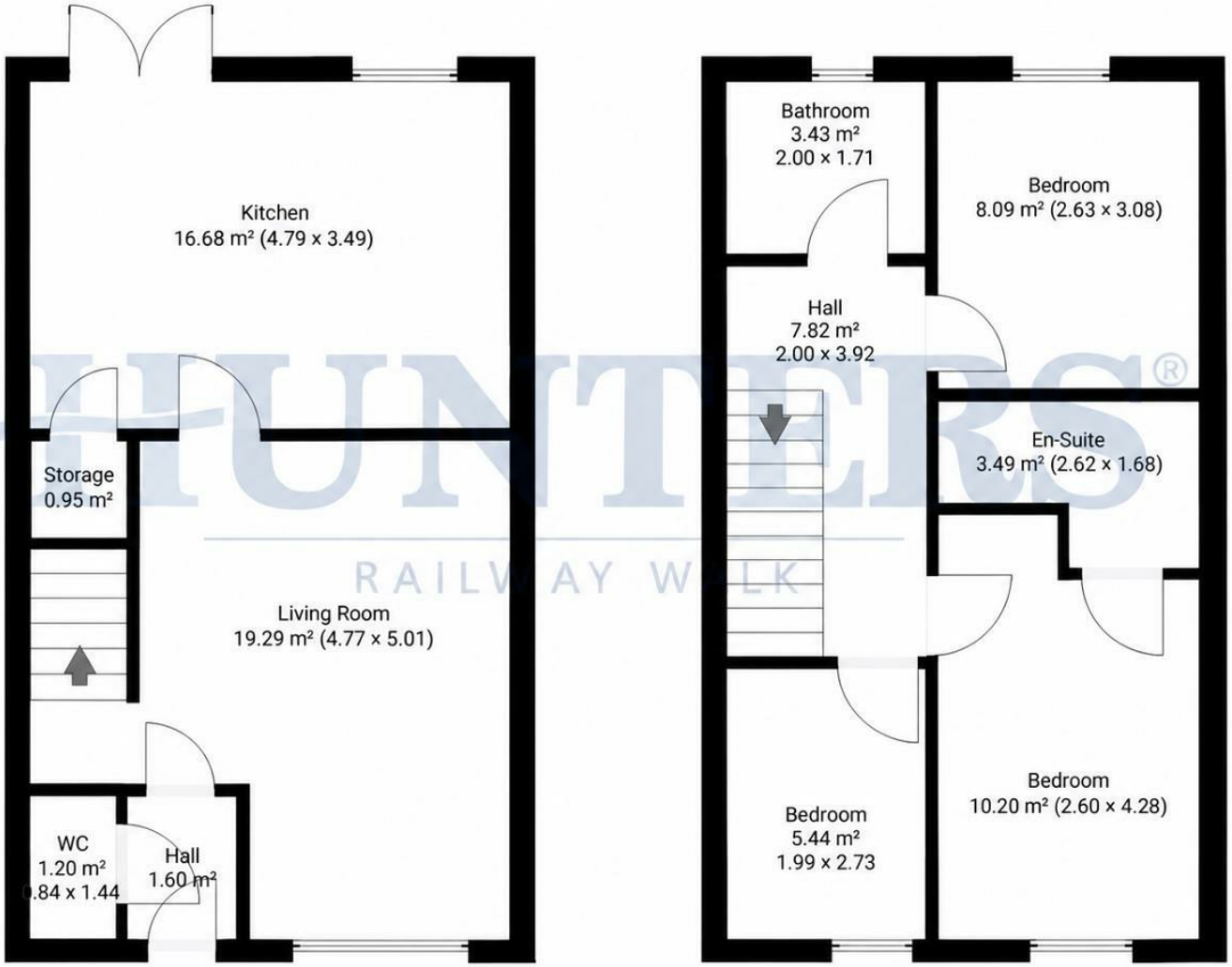


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RAILWAY WALK

**TOTAL AREA: 78.14 m²**

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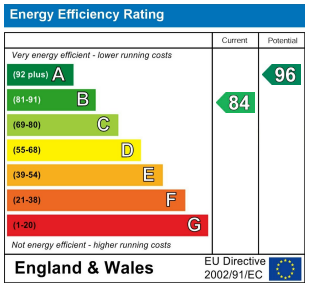
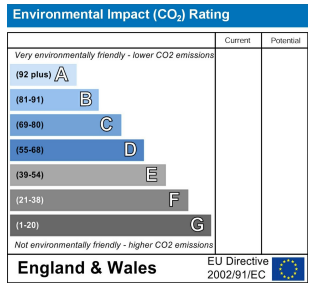


**Entrance Hall**

**Lounge**
15'7" x 16'5"

**Kitchen**
15'8" x 11'5"

**DownstairsW/C**
2'9" x 4'8"

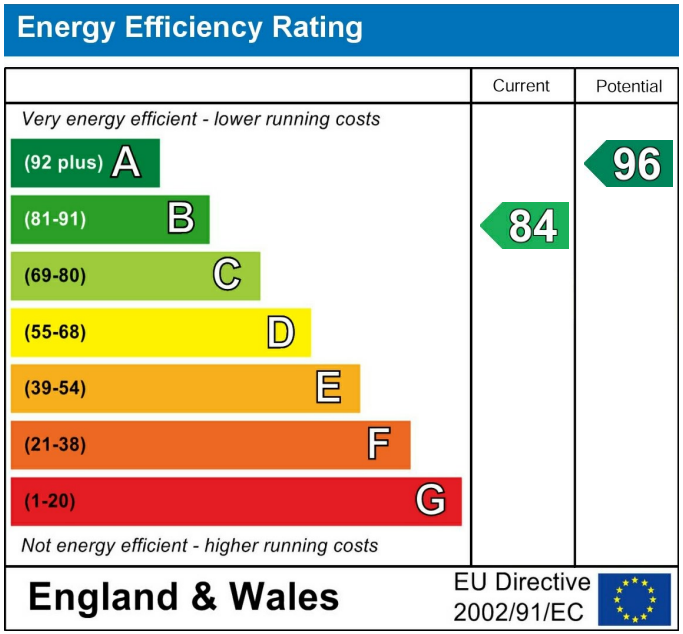
**Bedroom 1**
8'6" x 14'0"

**En Suite**

**Bedroom 2**
8'7" x 10'1"

**Bedroom 3**
6'6" x 8'11"

**Family Bathroom**
6'6" x 5'7"

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