

FOR SALE



Meadstead Fold, Royston
Guide Price £180,000


MARTIN&CO



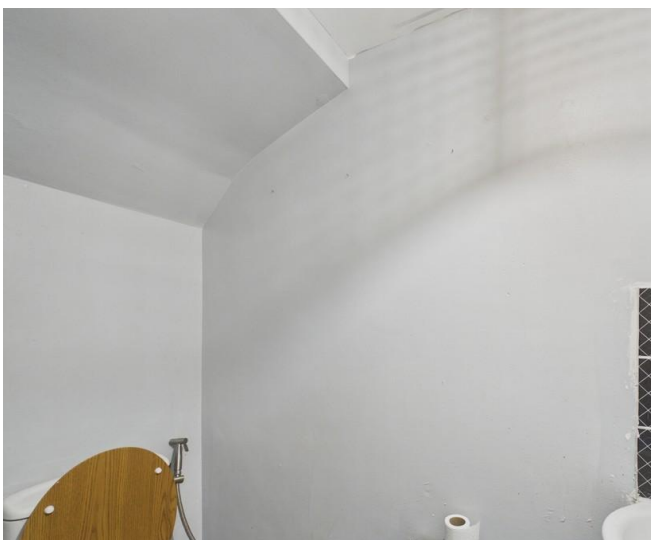
Meadstead Fold, Royston

3 Bedrooms, 2 Bathroom

Guide Price £180,000

- Flexible three-storey layout
- Four-bedroom potential
- Spacious dual-aspect lounge
- Large dining kitchen
- Driveway and garage

Located within a popular residential area of Royston, this well-proportioned three/four-bedroom townhouse offers flexible accommodation arranged over three floors, making it an excellent choice for families, professional couples or those seeking additional space for home working. With versatile living areas, an integral garage, driveway parking and an enclosed rear garden, the property combines practicality with a layout designed to suit modern lifestyles.



ENTRANCE HALL The accommodation begins on the ground floor with a welcoming entrance hall, where stairs rise to the first-floor accommodation. From here, there is access to a useful cloakroom fitted with a low-flush WC and wash basin, along with internal access to the integral garage.

WC Useful cloakroom fitted with a low-flush WC and wash basin

INTEGRAL GARAGE The integral garage provides valuable storage space or secure parking and is equipped with lighting, adding further practicality to the home.

UTILITY ROOM Positioned at the rear of the property is the utility room, fitted with a range of wall and base units, work surfaces and a stainless-steel sink with mixer tap. There is space and plumbing for additional appliances, while the gas boiler is also housed within this room. A rear-facing window and UPVC door provide natural light and direct access to the garden, making this a practical everyday space.

STUDY / BEDROOM 4 Also located on the ground floor is a versatile room that can be utilised as a fourth double bedroom, home office, snug or playroom depending on individual requirements. Generous in size, the room comfortably accommodates a double bed alongside additional furniture and benefits from a rear-facing window and radiator.

LANDING Moving to the first floor, the landing leads to the main living accommodation.

LOUNGE The lounge is a particularly impressive L-shaped room occupying the rear of the property.

Generous proportions with two windows allow for excellent levels of natural light throughout the day. A feature fire and surround creates a focal point, while a combination of wall and spot lighting enhances the atmosphere of the room. The layout provides ample space for a variety of furniture arrangements, making it an ideal setting for both relaxing and entertaining.

KITCHEN/DINER To the front of the property is the dining kitchen, another spacious L-shaped room that serves as the heart of the home. Fitted with a range of white wall and base units, the kitchen includes an integrated oven and hob, stainless-steel sink with mixer tap and designated space for a fridge freezer and dishwasher. The dining area provides room for a family dining table, creating an ideal space for everyday meals and social occasions. Patio doors and an additional front-facing window allow plenty of natural light into the room, while tiled flooring adds a practical finish.

LANDING TO SECOND FLOOR The second floor



accommodates three further bedrooms and the family bathroom.

MASTER BEDROOM The principal bedroom is positioned at the front of the property and offers a comfortable double bedroom with front-facing window and radiator

ENSUITE The room benefits from its own en-suite shower room, fitted with a three-piece suite comprising a low-flush WC, wash basin and shower enclosure. A Velux window provides additional natural light, while a heated towel rail and radiator add comfort.

BEDROOM TWO A well-proportioned double room overlooking the rear of the property. Benefits from a rear-facing window and radiator, making an ideal bedrooms for children, guests or those requiring additional workspace.

BEDROOM THREE Overlooking the rear of the

property, benefitting from a rear-facing window and radiator.

BATHROOM The family bathroom is fitted with a white three-piece suite comprising a low-flush WC, wash basin and bath with shower over. A Velux window allows natural light into the room, while a radiator provides additional warmth.

OUTSIDE Externally, the property continues to offer practical features. To the front, a driveway provides off-road parking and leads directly to the integral garage. At the rear, the enclosed garden has been designed for low-maintenance enjoyment, featuring a patio seating area immediately outside the property and a further lawned section beyond. The combination of patio and grassed areas creates space for outdoor dining, family activities and gardening.

AREA OVERVIEW Royston remains a popular location for buyers thanks to its excellent range of local

amenities and convenient commuter links. The village offers supermarkets including Co-op and nearby Aldi, while larger shopping facilities can be found in Barnsley town centre. Families are well served by local schools including Royston St John Baptist CE Primary School and nearby secondary schools within the Barnsley area.

Commuters benefit from excellent road connections, with easy access to the A628, A61 and M1 motorway network, providing straightforward routes towards Barnsley, Wakefield, Leeds and Sheffield. Barnsley railway station offers regular rail services to a range of regional destinations, further enhancing connectivity. Offering flexible accommodation across three floors, multiple reception options and four-bedroom potential, this spacious townhouse presents an excellent opportunity for buyers seeking a home that can adapt to changing needs while remaining close to amenities and transport links.



%epcGraph_c_1_544%





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.