



**£875 Per Month**  
**Midland Road**

Royston, Barnsley, S71 4DW

## PROPERTY SUMMARY

Available to let is this well-presented three-bedroom terraced home, ideally situated on Midland Road in the popular residential area of Royston, Barnsley. Offering approximately 893 sq. ft. of living space, the property provides a spacious and well-designed layout, making it ideal for families or professionals. Internally, the accommodation comprises three good-sized bedrooms and a comfortable reception room, perfect for both relaxing and entertaining.

The property benefits from modern finishes throughout, allowing tenants to move straight in with ease. The bathroom is well-appointed for everyday living and includes a separate freestanding shower for added convenience. Externally, the property also benefits from a dedicated parking space, a valuable feature in this sought-after location. With its combination of generous space, modern presentation, and close proximity to local amenities, schools and transport links, this property offers a fantastic rental opportunity in Royston.

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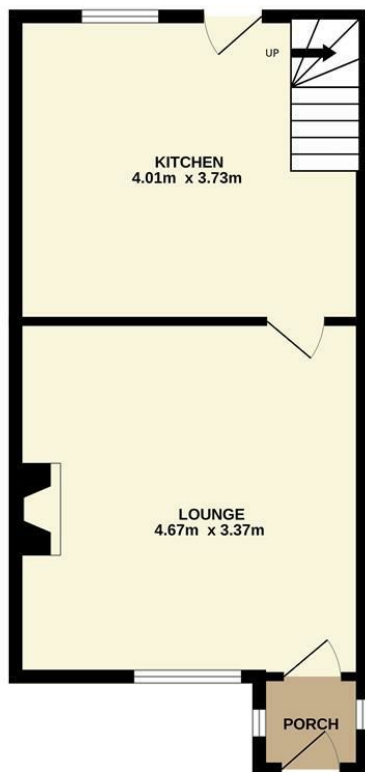


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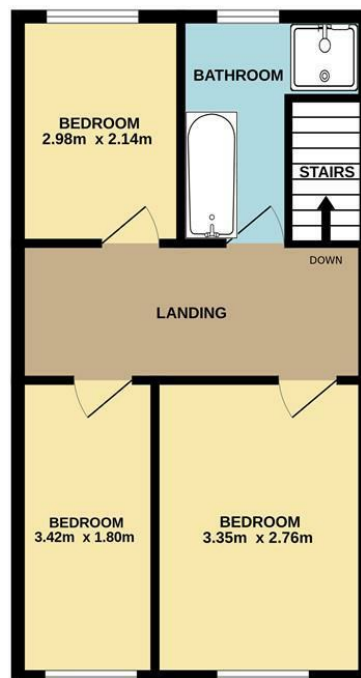




GROUND FLOOR  
40.6 sq.m. approx.



1ST FLOOR  
39.6 sq.m. approx.



TOTAL FLOOR AREA: 80.2 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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**LOCAL AUTHORITY**  
BMBC

**EPC RATING**  
D

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>89</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>68</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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