



63 Station Road, Royston, Barnsley, S71 4HZ

Guide Price £280,000

GUIDE PRICE £280,000-£290,000

-----Located on Station Road in the charming town of Royston, Barnsley, this spacious detached family home offers an ideal blend of comfort and practicality. With three generously sized double bedrooms, this property is perfect for families seeking ample living space.

The cosy living room, complete with an electric fire, provides a warm and inviting atmosphere, perfect for relaxing evenings with loved ones. The open plan kitchen and dining room create a wonderful space for entertaining, allowing for seamless interaction while preparing meals or hosting gatherings.

One of the standout features of this home is the massive rear garden, which offers a fantastic outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property boasts a detached garage and an outbuilding that can be transformed into a gym, bar, or any other creative space you desire.

The private driveway ensures convenient parking, adding to the overall appeal of this delightful home. With its excellent location and array of features, this property is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this house your home.

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**Ground Floor**

Approx. 55.0 sq. metres (592.0, feet)



**First Floor**

Approx. 52.0 sq. metres (560.6, feet)



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**Total area: approx: 107.0 sq. metres(1151.7 sq. feet)**

This floor plan is for illustration purposes only and is not to scale. Measurements are approximate and may vary.

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Enterance**

**Kitchen and dining room**

**Cloakroom and w.c**

**Lounge**

**Cellar**

**Landing**

**Master Bedroom**

**Bathroom**

**Bedroom two**

**Bedroom three**

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(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.









