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158 Station Road, Royston, Barnsley, S71 4HN

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£190,000

In the heart of Royston on the highly sought-after Station Road, this charming terraced house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, providing ample space for family living. The inviting living room serves as a perfect gathering spot, while the kitchen offers functionality and ease for daily meal preparations. The property benefits from a well-appointed family bathroom, finished to a high standard and providing a practical and stylish space for everyday living.

One of the standout features of this home is the versatile attic room, which can be adapted to suit your needs, whether as a playroom, study, or additional storage space. The spacious bedrooms ensure that everyone has their own personal retreat, making this property ideal for family life.

The location is particularly advantageous, with easy access to both Barnsley and Wakefield, making commuting a breeze. Local bus routes are conveniently close, and a variety of shops and amenities are within reach, ensuring that all your daily needs are met.

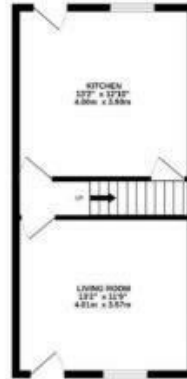
This delightful home on Station Road is not just a property; it is a place where memories can be made. With its blend of space, versatility, and prime location, it is an ideal choice for families looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

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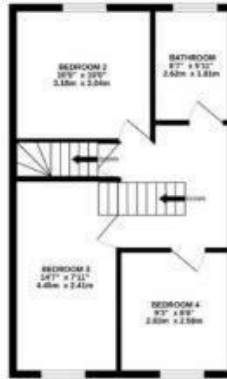
BASMENT
352 sq.ft. (32.5 sq.m.) approx.



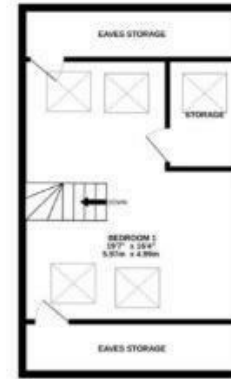
GROUND FLOOR
362 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.2 sq.m.) approx.

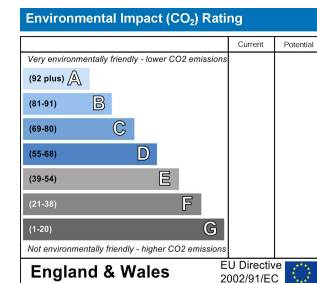
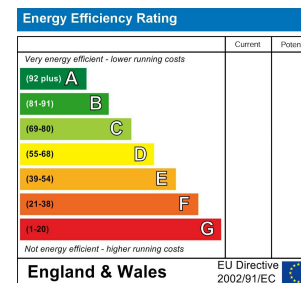


2ND FLOOR
449 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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.
Made with Metropix 0/2022



Lounge
13'1" x 11'9"

Kitchen/ dining room
13'1" x 12'9"

Cellar

Landing

Bathroom

Bedroom one
19'8" x 16'4"

Bedroom two
10'5" x 10'2"

Bedroom three
14'9" x 7'10"

Bedroom four
9'2" x 8'6"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.







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