



Royston Lane, Barnsley

, S71 3EW

£240,000



HUNTERS[®]
EXCLUSIVE

Royston Lane, Barnsley

DESCRIPTION

In the charming area of Royston Lane, Barnsley, this delightful detached cottage offers a perfect blend of period features and modern convenience. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The two well-proportioned bedrooms ensure comfort and privacy, making it an ideal retreat for couples or small families.

The cottage boasts a well maintained bathroom, enhancing the overall appeal of the property. One of the standout features is the enchanting exposed beams, which add character and warmth to the living spaces, reflecting the rich history of this period property.

Outside, you will find a private garden, perfect for enjoying the fresh air or hosting summer gatherings. The property also benefits from off-street parking and a detached garage, providing secure storage and convenience for your vehicles.

Situated close to local amenities, this cottage offers the best of both worlds: a peaceful residential setting while remaining within easy reach of shops, schools, and other essential services. This property is a rare find, combining traditional charm with practical living, making it a wonderful opportunity for those seeking a home in Barnsley.



ROOMS

Entrance/Porch

Workshop
12'10 x 7'7

Hall

Kitchen
11'6 x 6'4

Lounge
16'3 x 10'2

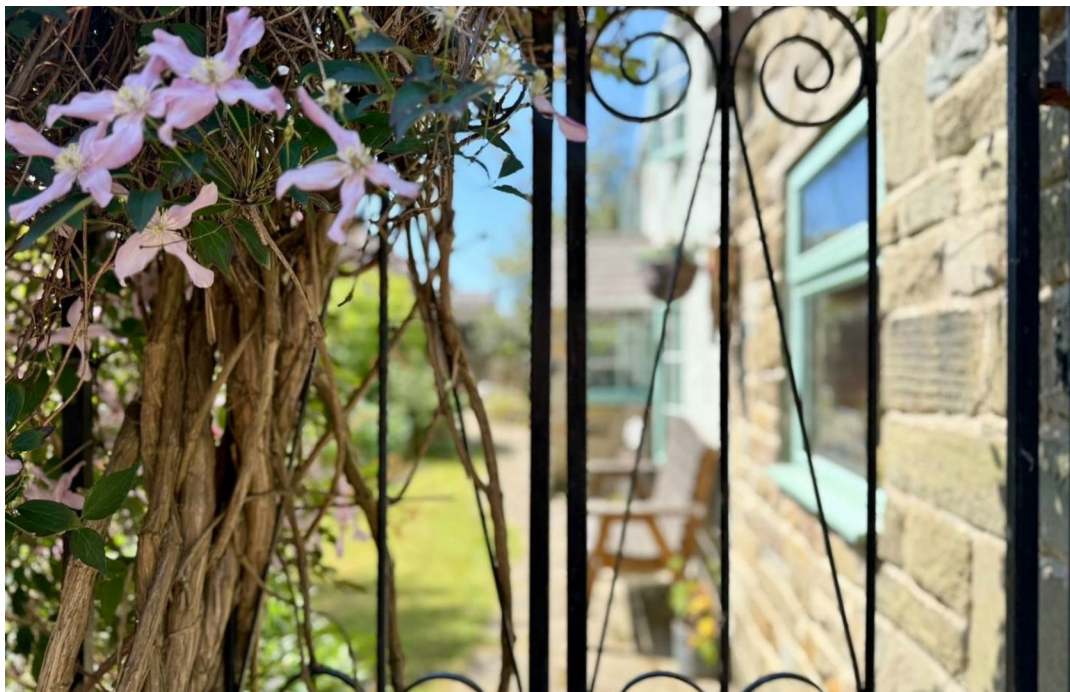
Dining area
16'6 x 13'7

Shower room

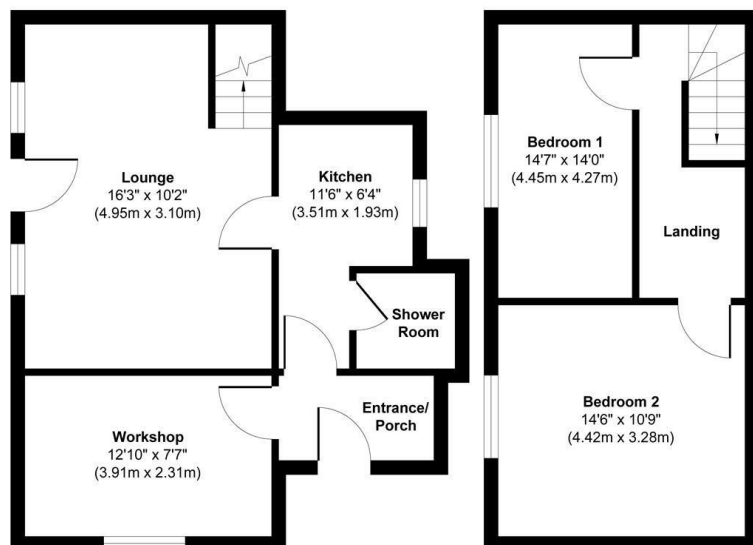
Landing

Bed 1
14'7 x 10'5

Bed 2
14'6 x 10'5



Roystone Lane



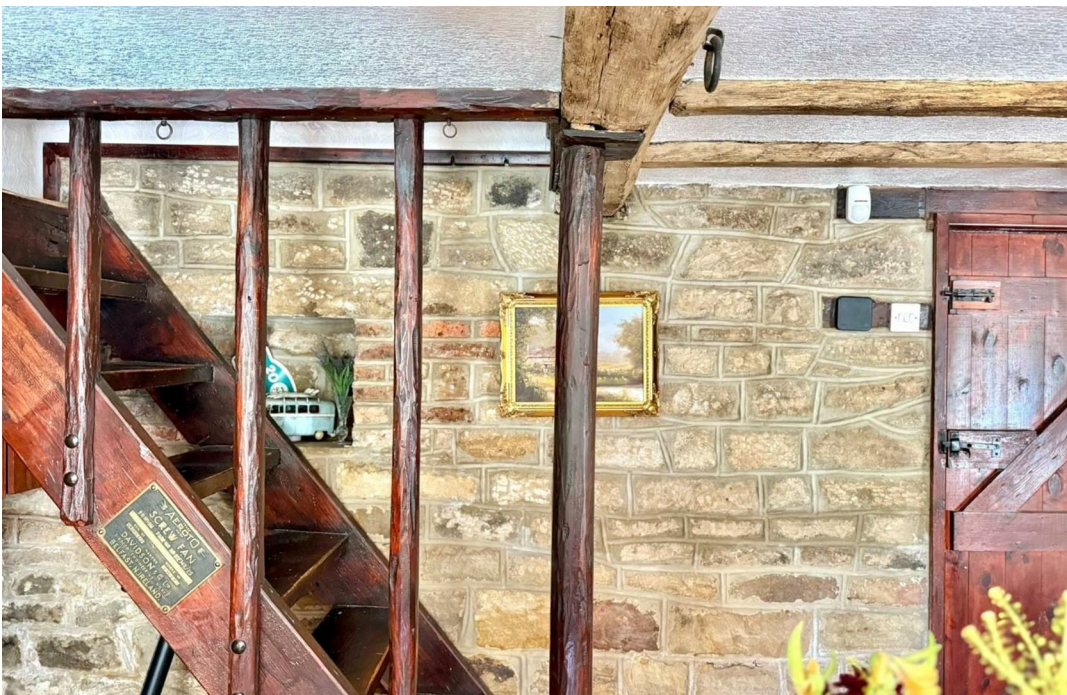
Ground Floor
Approximate Floor Area
400 sq. ft
(37.16 sq. m)

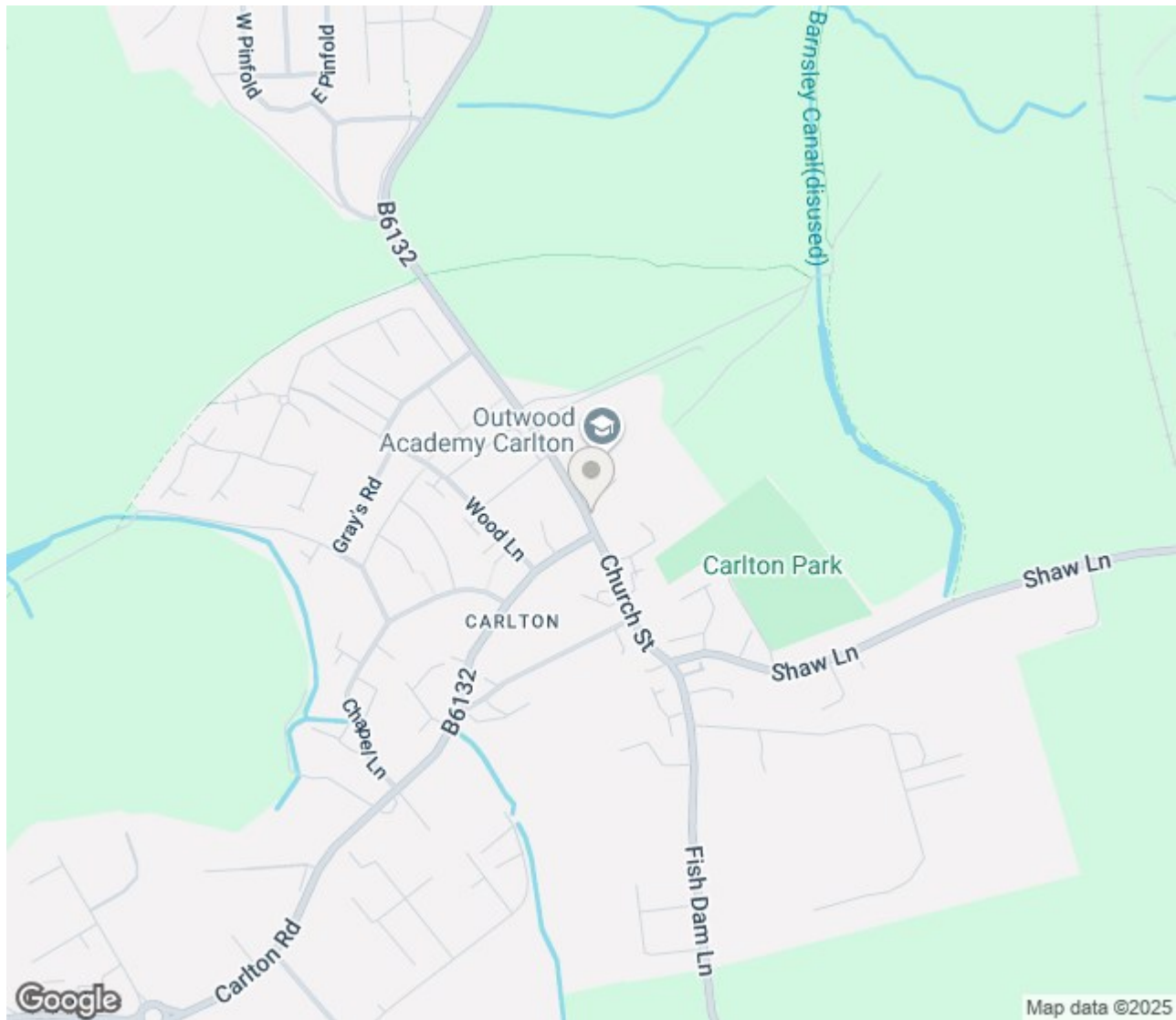
First Floor
Approximate Floor Area
281 sq. ft
(26.10 sq. m)

Approx. Gross Internal Floor Area 681 sq. ft / 63.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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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