

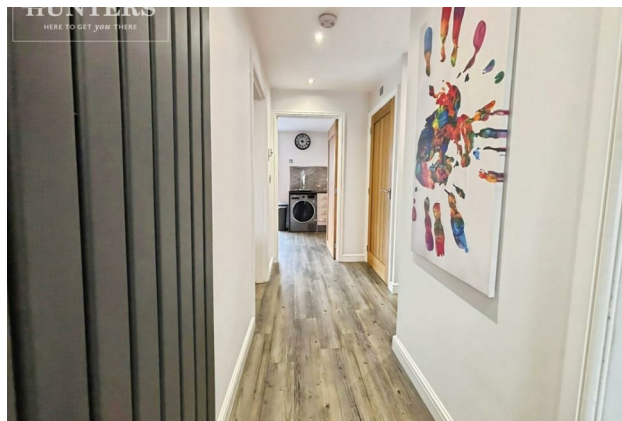
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23 Old Royston Avenue, Royston, Barnsley, S71 4FZ

Asking Price £325,000

Property Images

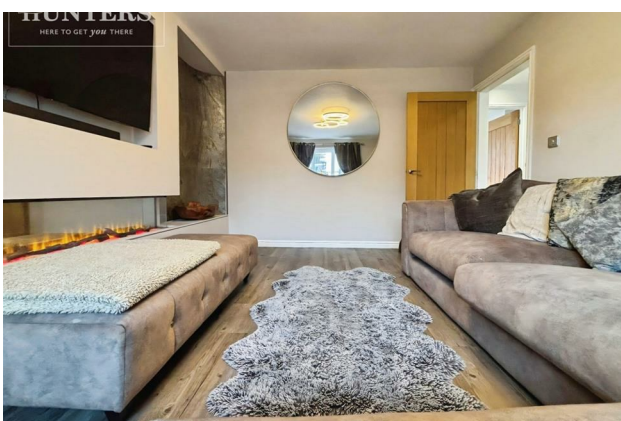




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## Property Images

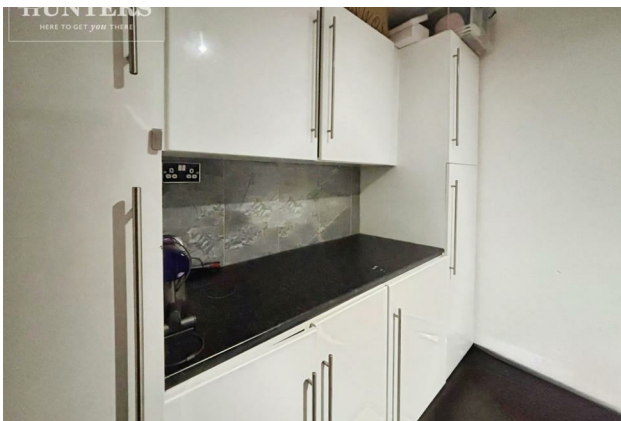




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## Property Images



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**Property Images**

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Property Images

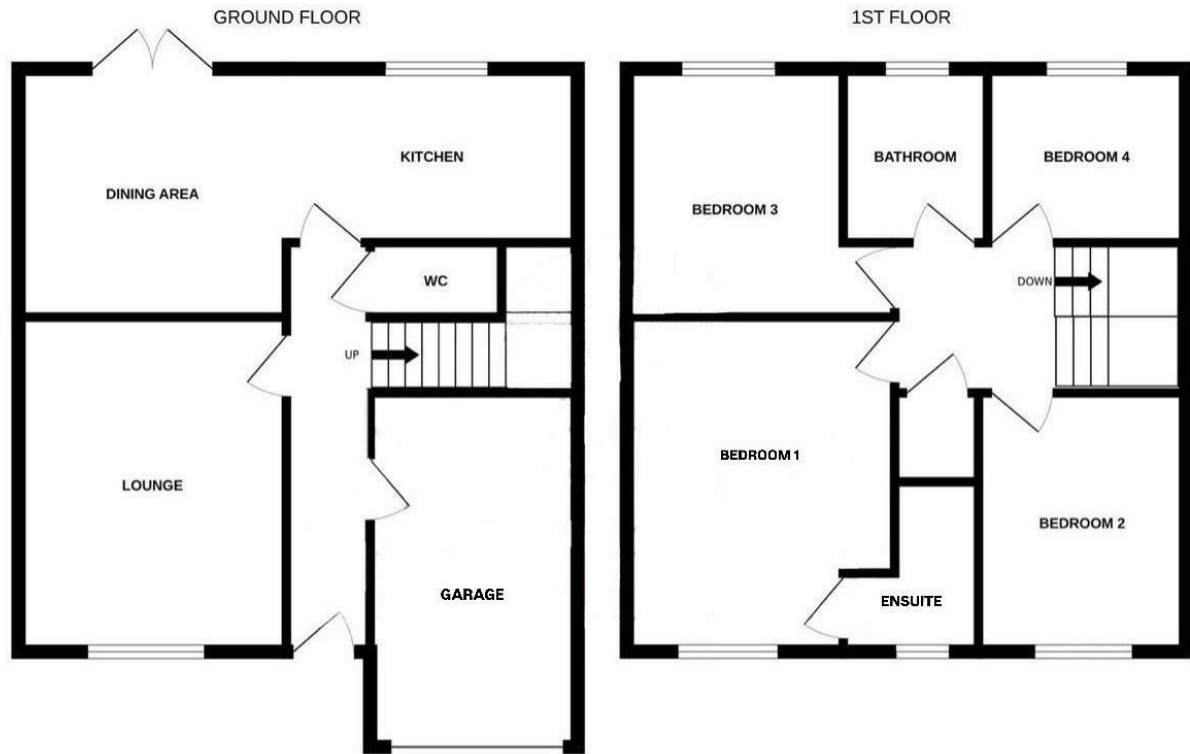
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**Property Images**

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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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	

## Map



## Details

Type: House Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Situated on the charming Old Royston Avenue in Barnsley, this delightful house offers a perfect blend of modern living and comfort. With four spacious double bedrooms, this property is ideal for families or those seeking extra space. The interior is tastefully designed, showcasing a contemporary style that flows seamlessly throughout the home.

Upon entering, you are greeted by an inviting reception room, which features a stylish media wall, perfect for relaxing evenings or entertaining guests. The heart of the home is undoubtedly the stunning open plan kitchen, which boasts bi-fold doors that lead out to the well-maintained garden. This feature not only enhances the natural light within the space but also creates a wonderful indoor-outdoor living experience, ideal for summer gatherings.

The property includes two modern bathrooms, ensuring convenience for all residents. Additionally, there is ample parking available for up to three vehicles, providing ease and accessibility for families or visitors.

The garden is a true gem, offering a tranquil retreat with off-street parking, making it a perfect space for children to play or for hosting barbecues with friends and family.

This home on Old Royston Avenue is a rare find, combining modern amenities with a welcoming atmosphere, making it an excellent choice for anyone looking to settle in the Barnsley area. Don't miss the opportunity to make this beautiful property your own.

## Features

- Four bedroom detached home
- Beautifully designed throughout
- Spacious lounge with media wall
- Open plan kitchen with bi-folds
- Private rear garden
- Garage and driveway