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21 Doles Crescent, Royston, Barnsley, S71 4JZ

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Offers In Excess Of £200,000

Welcome to this charming semi-detached house located on Doles Crescent in the desirable area of Royston, Barnsley. This modern property boasts a spacious layout, perfect for families or those seeking extra room to breathe.

Upon entering, you will find a welcoming reception room that leads seamlessly into a large kitchen and dining area, ideal for entertaining guests or enjoying family meals. The kitchen is well-equipped with integral appliances such as a fridge freezer, washing machine, dishwasher, electric oven, gas hob and tumble dryer. Adjacent to this, a generous conservatory provides a bright and airy space, perfect for relaxation or as a playroom for children.

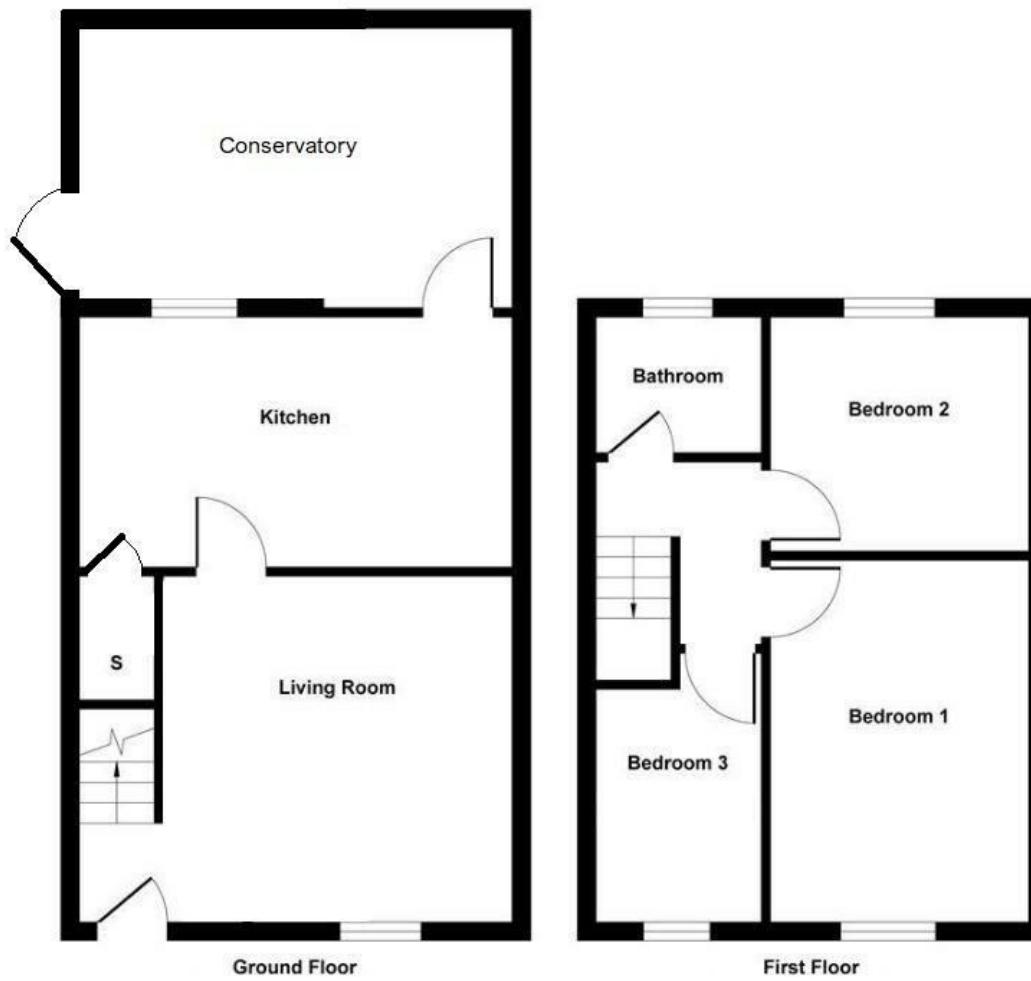
The property features three double bedrooms, ensuring that everyone has their own comfortable space. Each room is well-proportioned and filled with natural light, creating a warm and inviting atmosphere. The bathroom is conveniently located and designed with modern fixtures.

Outside, the large south-facing garden is a true highlight, offering a wonderful outdoor space for gardening, play, or simply soaking up the sun. Additionally, the property benefits from off-street parking for multiple vehicles, providing convenience and peace of mind.

This home is not only modern and spacious but also situated in a friendly neighbourhood, making it an excellent choice for those looking to settle in Royston. With its blend of comfort and practicality, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance hall**Lounge**

13'5" x 12'5"

Kitchen/ Dining room

14'1" x 10'2"

Conservatory

12'9" x 11'9"

Landing**Bedroom one**

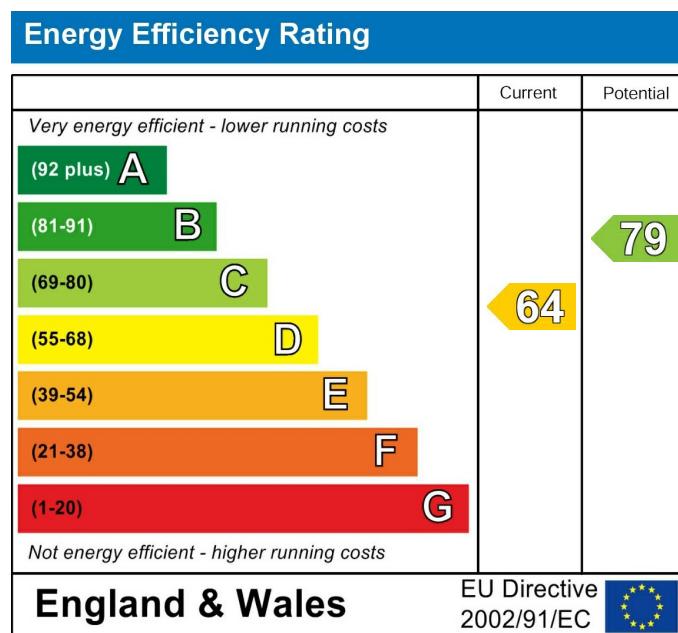
12'1" x 9'6"

Bedroom two

8'10" x 8'6"

Bedroom three

11'5" x 8'2"



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.

