



11 Park Crescent, Royston, Barnsley, S71 4AE

Guide Price £210,000

- OUTBUILDING!

In the charming area of Park Crescent, Royston, Barnsley, this delightful house offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a bright conservatory that invites natural light, creating a warm and welcoming atmosphere. The open kitchen and diner provide an ideal space for family gatherings and entertaining friends, making it the heart of the home.

This property boasts three spacious bedrooms, each designed to offer a peaceful retreat for rest and relaxation. The generous layout ensures that there is ample room for personalisation, catering to the needs of families or individuals alike.

Outside, the property truly shines with a very large private garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the large outbuilding and garage provide excellent storage solutions or the potential for a workshop, catering to various hobbies or projects. Off-street parking adds to the convenience, ensuring that you have a secure place for your vehicle.

This house in Park Crescent is not just a home; it is a lifestyle choice, offering space, comfort, and the opportunity to create lasting memories. With its appealing features and prime location, this property is a must-see for anyone looking to settle in a friendly community.

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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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance/Porch**Lounge**

11'0" x 11'9"

Kitchen/Dining

13'6" x 18'9"

Conservatory

14'11" x 9'10"

W/C**Bedroom 1**

13'1" x 10'9"

Bedroom 2

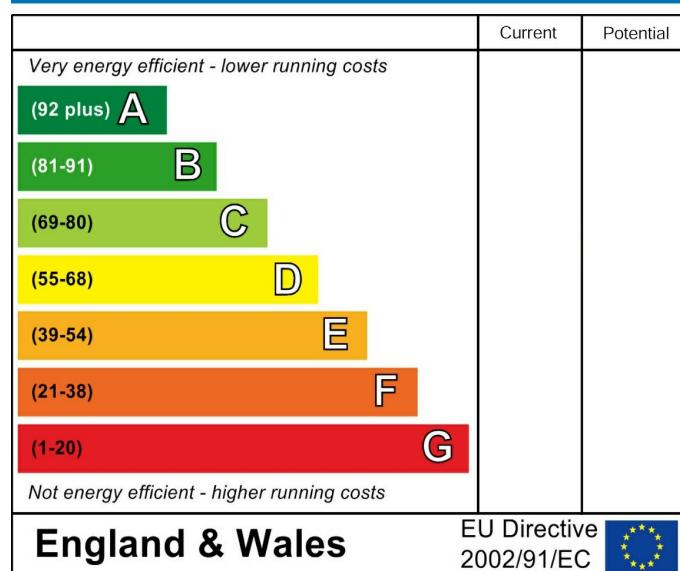
11'3" x 6'8"

Bedroom 3

9'6" x 7'9"

Bathroom

7'10" x 6'4"

Energy Efficiency Rating

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.



