

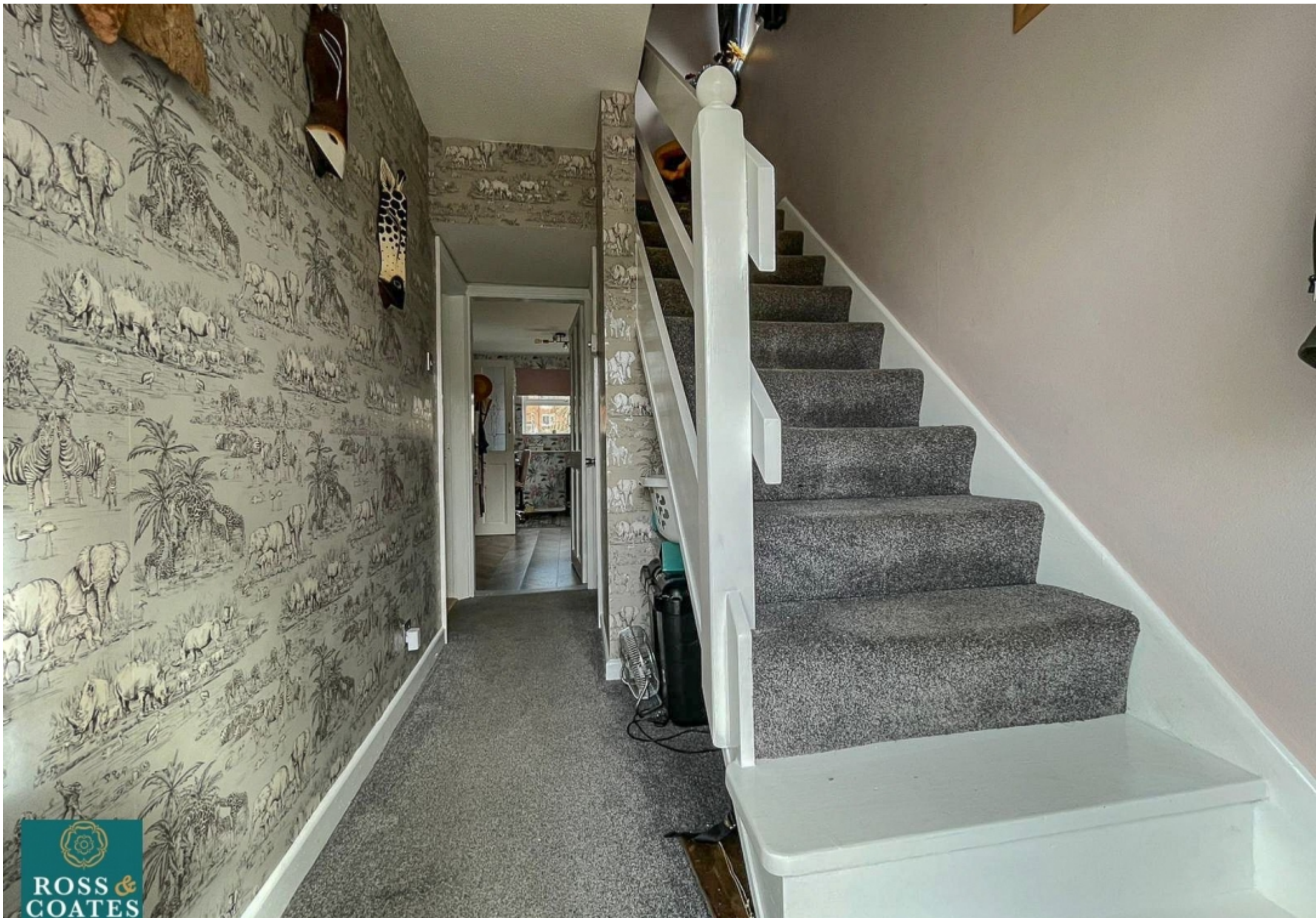


£230,000 Guide Price

4 Cropton Road, Royston, Barnlsey, S71 4JJ

Detached House | 4 Bedrooms | 2 Bathrooms





# Step Inside

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## Main Particulars

\*\*\*OPEN TO OFFERS\*\*\*

Modern Detached Family Home

- Four Bedrooms
- Two Reception Rooms
- Downstairs WC
- Modern Kitchen
- Sun Room
- Family Bathroom
- Private Rear Garden
- Off Road Parking
- Detached Garage
- Sought After Location
- Gas Fired Central Heating
- Double Glazing

Ross & Coates Estate Agents are pleased to present this modern detached family home located on Cropton Road. Royston provides a wide range of local amenities including a leisure centre, swimming pool, and local shops. The property briefly comprises of a spacious bright & airy living room, separate dining room, modern fitted kitchen, downstairs WC, private rear garden, driveway providing ample off road parking, detached garage, four spacious bedrooms, and modern family bathroom suite. The property further benefits from double glazing and gas fired central heating.

For more details please do not hesitate to contact us, viewings are highly recommended!

#### Front Aspect

Four bedroom detached property, driveway, detached garage, situated in Royston Barnsley.

#### Hallway

UPVC double glazed entrance door, under stairs storage, WC, radiator, carpeted, stairs to first floor accommodation.

#### Living Room

UPVC double glazed window to front elevation, ceiling coving, gas wood burner, radiator, carpeted.

#### Downstairs WC

Wash hand basin, low flush WC, part carpeted/tiled flooring.

#### Dining Room

UPVC double glazed window to rear elevation, UPVC double glazed stable door to driveway, radiator, laminate flooring.

#### Kitchen

Modern fitted kitchen with range of high and low level units, 1½ bowl sink unit with side drainer & mixer tap, free standing dishwasher, gas hob, electric oven, extractor hood, fridge freezer, folding doors to apex conservatory, laminate flooring.

#### Conservatory

Apex Conservatory, UPVC double glazed windows, UPVC french doors to rear garden, radiator, laminate flooring.

#### Bedroom One

UPVC double glazed window rear aspect, radiator, carpeted.

#### Bedroom Two

UPVC double glazed window front aspect, radiator, carpeted.

#### Bedroom Three

UPVC double glazed window rear aspect, radiator, laminate flooring.

#### Bedroom Four

UPVC double glazed window, radiator, laminate flooring.

#### Rear Garden

Detached garage, electric up and over door powered by a remote control, the garage has internal electric and a large area of space to be used as a work shop or storage. There is a patio area to the rear, low maintenance artificial grass area, metal storage shed, and a summer house along with area for the green thumb who like to grow their own produce.



Living Room



Dining Room

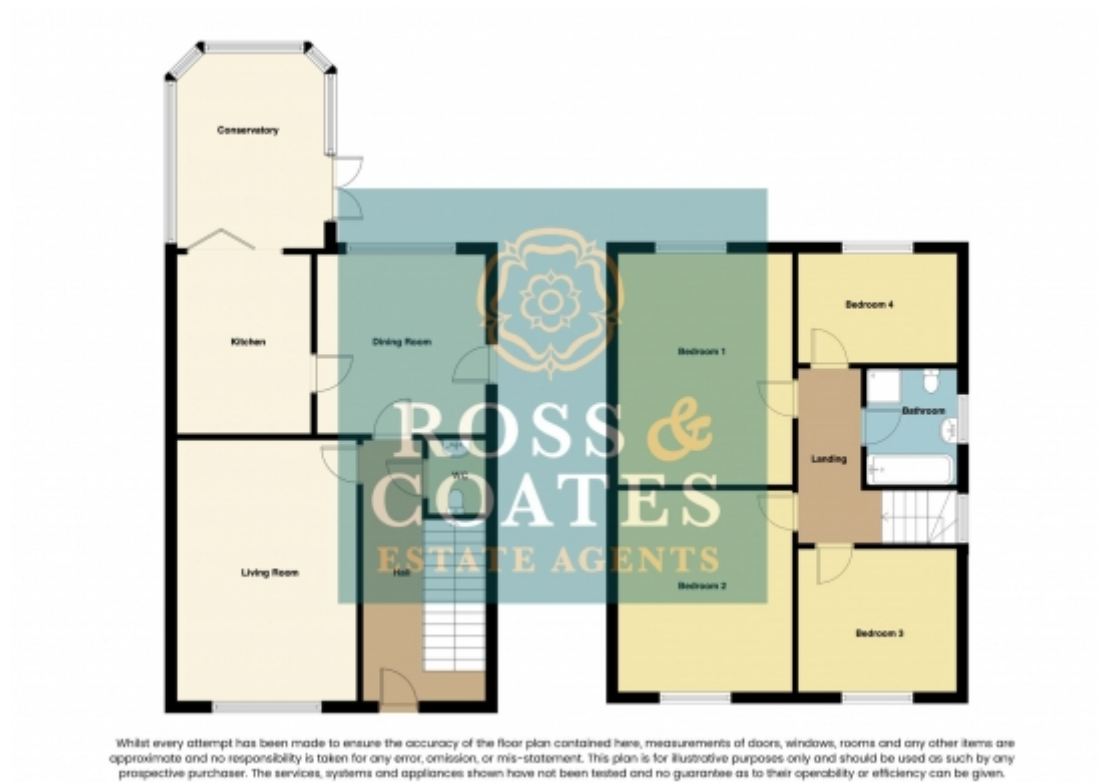


Dining Room



Kitchen





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , Brunswick Close, Barnsley, S71 1NQ



4, Cropton Road Royston BARNSLEY S71 4JJ		Energy rating  C	
Valid until <b>28 October 2024</b>		Certificate number <b>9425-2871-7904-9824-</b>  <b>5735</b>	

**Property type**

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