

Victoria Road, Barnsley

**£700 Per Calendar Month**

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52

Discover this charming semi-detached home, ideally located on Royston High Street. With shops and everyday amenities just a short walk away, along with nearby bus routes to surrounding villages and Barnsley Town Centre, the property offers both convenience and connectivity. Perfect for a young couple or small family, this welcoming home is set within a lively and well-established community.



- Good Sized Lounge
- Dining Kitchen
- Two Double Bedrooms
- Shower Room
- Double Glazing and Central Heating Throughout
- On Street Parking
- EPC Grade E
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

Lounge

12'0" x 11'4" (3.66 x 3.47)

Spacious lounge with a double glazed window, a radiator and laminate flooring.

Dining Kitchen

12'3" x 11'10" (3.75 x 3.63)

Fitted with modern units including drawers, base and wall cabinets finished with laminate work surfaces. Inset single drainer stainless steel sink with mixer tap, fitted oven and 4 ring ceramic hob with chimney style hood over, plumbing for a washing machine and a door leading to the storage basement. Part tiled walls, central heating radiator and laminate flooring.

Utility

11'8" x 6'11" (3.56 x 2.13)

With plumbing for a washer and utilities, this room also houses the boiler.

First Floor - Landing

Providing access to the upper floor bedrooms.

Bedroom 1

12'0" x 11'5" (3.66 x 3.48)

A double bedroom to the front of the property with laminate flooring, a storage cupboard off, radiator and a front facing window.

Bedroom 2

12'5" x 6'5" (3.81 x 1.96)

Another double bedroom, with laminate flooring, a radiator and a window to the rear.

Shower Room

9'6" x 5'2" (2.9 x 1.6)

A fitted shower cubicle, low level flush WC and vanity wash hand basin. Tiled flooring, a chrome ladder style towel warmer and a uPVC frosted window.

External

To the front is an enclosed, gated paved garden and, to the rear is an enclosed garden with paving, timber deck and two good size garden sheds.

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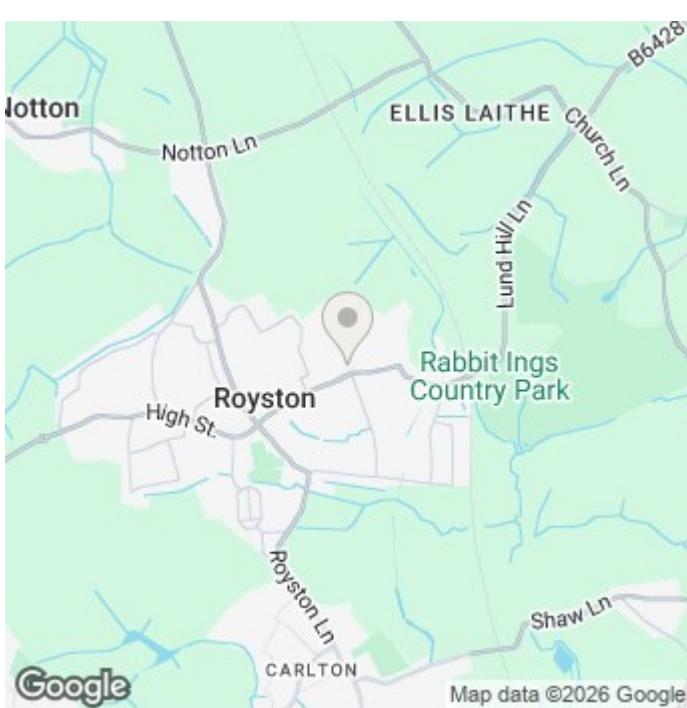


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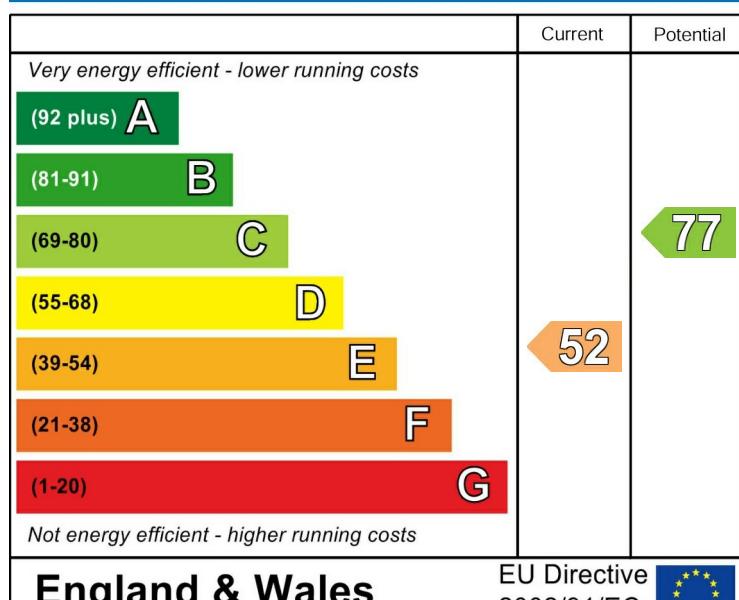
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FLOOR PLAN



Energy Efficiency Rating



Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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