



# CROWN

## ESTATE AGENTS

### Victoria Road, Barnsley



**£700 Per Calendar Month**



2



1



1



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](http://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.





## Floor Plan



TOTAL FLOOR AREA : 679 sq. ft. (62.1 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operation or efficiency can be given.  
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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 52                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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