



BEECROFT
ESTATES

4 Winmarith Court

Royston, Barnsley, S71 4RL

£190,000



CARPORT & PARKING | VILLAGE LOCATION | HOME OFFICE/STORAGE OUTBUILDING

Situated within a small cul-de-sac in the popular village of Royston, Barnsley, this three-bedroom semi-detached home offers excellent value for money and is ideally located for those looking for everyday amenities close to home.

The property is particularly well suited to those who do not drive, with a fantastic range of amenities within easy reach, including shops, supermarkets, doctors and a local butcher, meaning many day-to-day essentials are right on the doorstep.

The accommodation comprises a spacious living room, breakfast kitchen, three bedrooms and shower room, offering well proportioned living space for a family, first time buyer or small family.



BREAKFAST KITCHEN

The entrance leads directly through to the breakfast kitchen, which comprises a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven with hob and extractor unit. There is a breakfast-style seating area, space and plumbing facilities for additional appliances, a front-facing double-glazed window, and a radiator. Stairs rise to the first-floor landing.

LOUNGE

The spacious lounge benefits from a rear facing double glazed window and sliding doors providing access to the garden area. The room also features a radiator and useful, good sized under stairs storage cupboard.

FIRST FLOOR

LANDING

Having loft access.

BEDROOM ONE

A double bedroom featuring a front facing double glazed window and radiator.

BEDROOM TWO

The room benefits from a double glazed window and radiator.

BEDROOM THREE

A good sized third bedroom benefiting from a double glazed window and radiator.

SHOWER ROOM

A modern shower room comprising a shower cubicle, low level WC and wash hand basin. The room features tiled walls, an obscure glazed window and radiator.

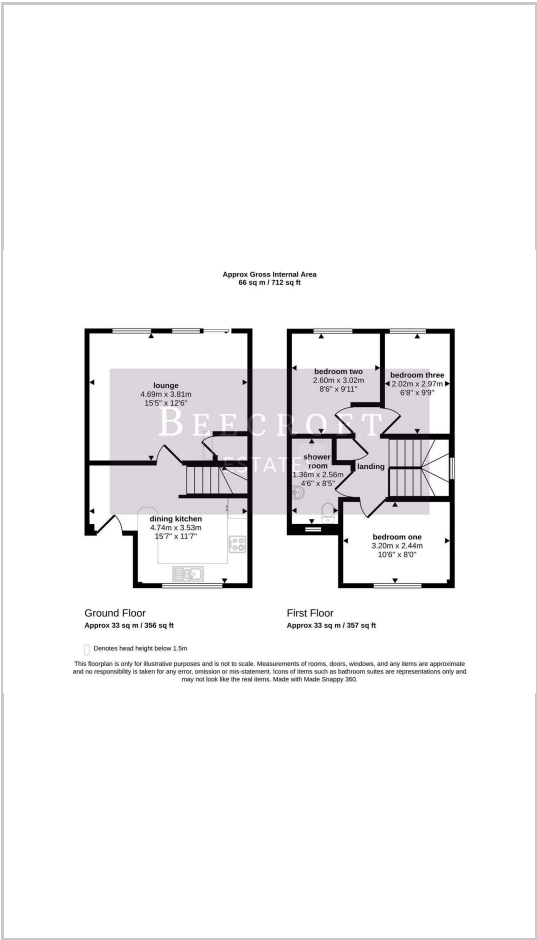
EXTERNALLY

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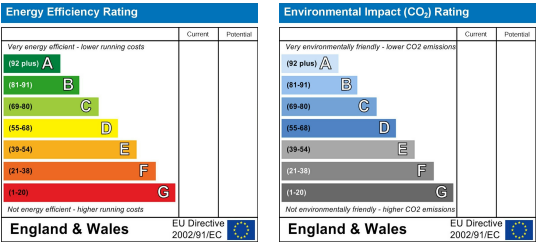
Area Map



Floor Plans



Energy Efficiency Graph



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