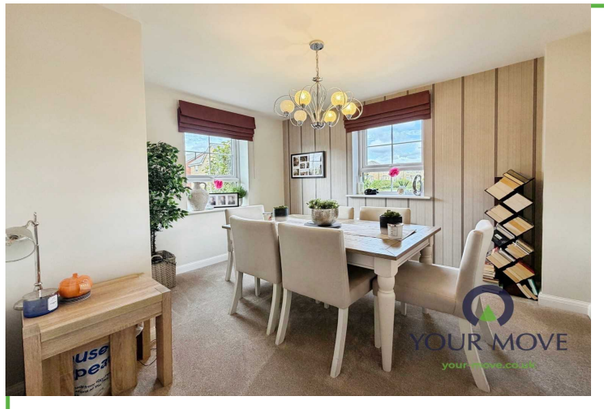

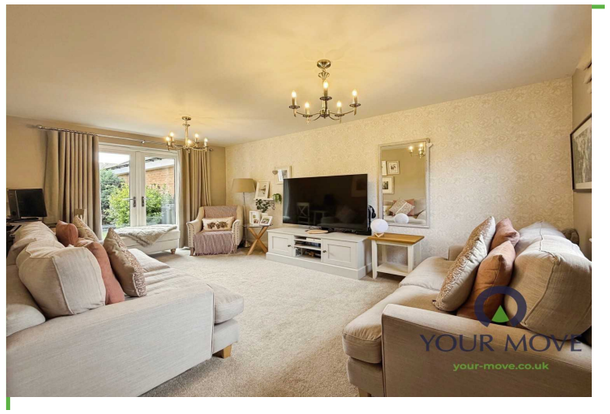

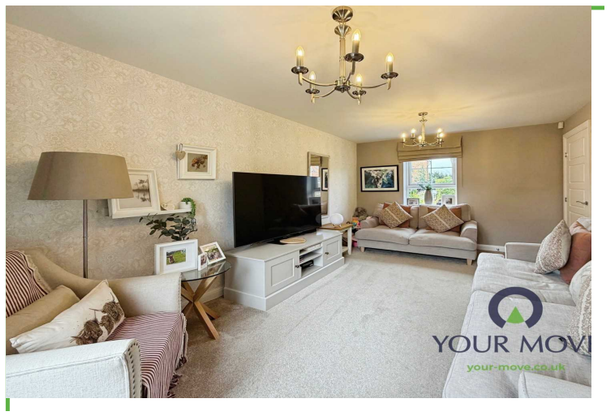

Oriel Drive, Royston, Barnsley,
S71

Asking Price: £360,000

Tenure: Freehold

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The Property Ombudsman

Oriel Drive, Royston, Barnsley, S71

Asking Price: £360,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: B
Local Authority: Barnsley Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An immaculate four-bedroom detached family house in Royston, Barnsley, featuring an open-plan kitchen/dining room, two reception rooms, en-suite main bedroom, enclosed garden, garage and convenient access to local amenities and transport links.

Main description
For sale: an immaculate four bedroom detached house in Royston, Barnsley, offering well-planned family accommodation with an EPC rating of B and Council Tax band D.

The ground floor centres on a generous open plan kitchen/dining room with sleek cabinetry, integrated appliances and tiled flooring, opening via French doors onto the rear garden. A separate dual aspect reception room provides a comfortable main lounge, while a second reception room offers flexible use as a playroom, snug or formal dining room. Décor throughout is modern and neutral, with recessed and feature lighting and good natural light.

Upstairs are four well-proportioned bedrooms, all with fitted wardrobes, including a main bedroom with ensuite shower room. Two further contemporary bathrooms serve the remaining bedrooms, each finished with quality tiling and white sanitaryware. The property also benefits from a separate garage and driveway parking, plus an enclosed lawned rear garden with established borders.

Royston offers a good selection of local shops, cafés and everyday amenities along the High Street, with nearby parks and green space for walking and recreation. Several primary schools are within easy reach, and secondary schooling is available in the wider Barnsley area.

For commuters, Darton railway station is around a 10–15 minute drive, providing services to Leeds and Sheffield in approximately 35–40 minutes. Barnsley town centre is also accessible by regular bus services and by car in around 15 minutes, connecting to the wider road network including the M1. This is a well-presented, readytomoveinto family home in a convenient village setting.

Lounge
16'11"x 10'3" (5.16mx 3.12m)

Dining Room
10'10"x 9'8" (3.3mx 2.95m)

Kitchen
15'1"x 15'3" (4.6mx 4.65m)

WC
5'3"x 2'9" (1.6mx 0.84m)

Bedroom One
10'2"x 13'2" (3.1mx 4.01m)

On suite
7'x 3'10" (2.13mx 1.17m)

Bathroom
5'3"x 6'9" (1.6mx 2.06m)

Bedroom Two
13'x 10'2" (3.96mx 3.1m)

Bedroom Three
10'2"x 10'4" (3.1mx 3.15m)

Bedroom Four
8'3"x 7'3" (2.51mx 2.2m)

Garage

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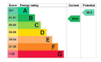
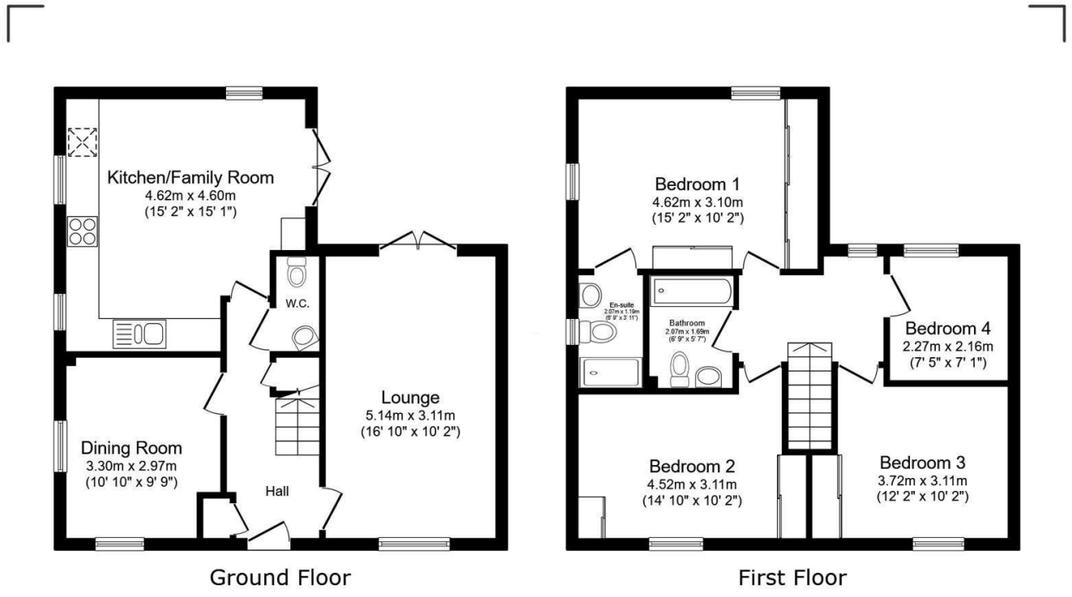
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 105.5 sq.m. (1,135 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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