

4 9 New Street, Royston, Barnsley S71 4RB

GUIDE PRICE: £35,000+

VACANT HOUSE

- **Brick built inner terrace**
- **Modernised accommodation suitable for re-letting**
- **Gas fired central heating**
- **uPVC double glazing**
- **Modern kitchen and bathroom fittings**
- **Large bathroom with potential to sub-divide**
- **Convenient letting area**

Ground Floor

Living Room 3.73m x 4.00m with ornate plaster fire surround
Kitchen 2.87m x 2.82m with a range of units and appliances
Understairs Store

First Floor

Front Bedroom 4.01m x 3.72m
Large Bathroom/WC 2.83m x 2.88m with modern suite and shower as well as potential to split and create a second bedroom

Outside

Enclosed rear yard

Energy Performance Certificate

The front page of the EPC is included in the Appendix section of the catalogue and the full certificate is available to view on our website

SOLICITORS Newman & Bond, The Old Grammar School, 35 Church Street, Barnsley S70 2AP (Ref: Mr St John Wright)

VIEWING Tuesdays 8th, 15th & 22nd May at 1pm prompt. Thursdays 10th, 17th & 24th May at 1pm prompt

