



OFFERS OVER

£250,000

Royston Road

Cudworth, Barnsley, S72 8AA

PROPERTY SUMMARY

This substantially extended and beautifully refurbished semi-detached home on Novello, Royston Road, offers the perfect blend of modern style and everyday comfort in Cudworth, Barnsley. With an impressive 1,197 square feet of living space, the property features three generous bedrooms and two contemporary bathrooms—ideal for families or those seeking additional room. A warm and inviting reception room welcomes you on entry, creating a perfect space for relaxing or entertaining. At the heart of the home is the stunning extended kitchen, complete with a large skylight that floods the space with natural light. Bi-folding doors open directly onto the patio, providing a seamless connection between indoor and outdoor living—ideal for dining, hosting, or simply enjoying the surroundings.

Although set in a quiet location, the property remains conveniently close to local amenities. The spacious driveway accommodates up to four vehicles, offering excellent practicality. Renovated to an exceptionally high standard and substantially extended to enhance space and versatility, this home is fully move-in ready—allowing you to settle in without the need for any further work. Properties of this calibre and location are rare in Cudworth, making this an opportunity not to be missed.

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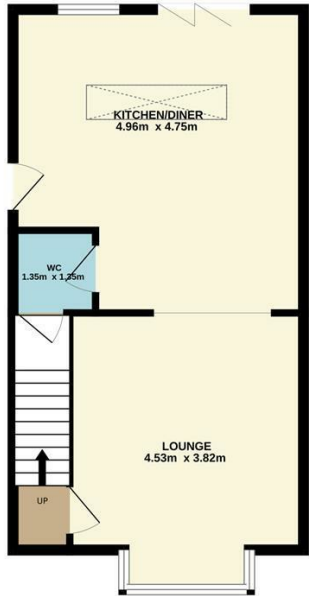




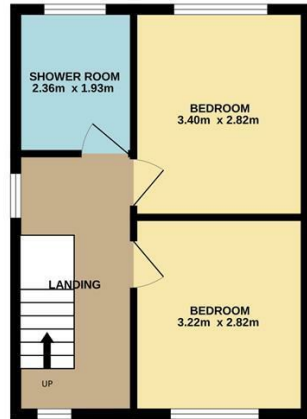




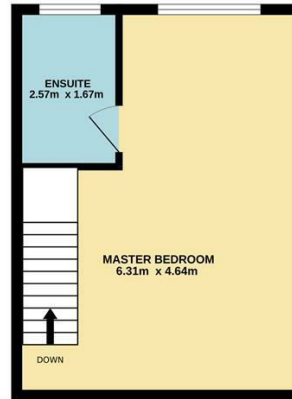
GROUND FLOOR
43.4 sq.m. approx.



1ST FLOOR
31.5 sq.m. approx.



2ND FLOOR
29.3 sq.m. approx.



TOTAL FLOOR AREA: 104.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:

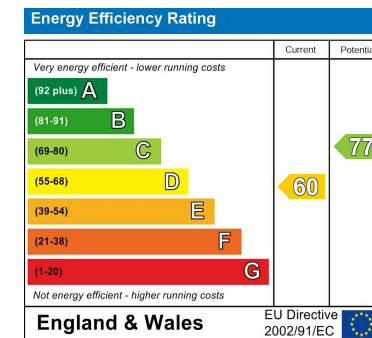
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COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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