

13 New Street,  
Royston S71 4RB

OFFERS AROUND  
£110,000



THIS TWO DOUBLE BEDROOM MID TERRACE PROPERTY BENEFITS FROM NEUTRAL DECOR, TWO BEDROOMS, A MODERN KITCHEN, GROUND FLOOR SHOWER ROOM AND REAR PATIO GARDEN. CENTRAL VILLAGE LOCATION CLOSE TO LOCAL AMENITIES

FREEHOLD - COUNCIL TAX BAND A - ENERGY RATING D

PAISLEY  
PROPERTIES



## Summary

Nestled in the heart of Royston, this terraced house on New Street offers two double bedrooms and no vendor chain. Built in 1920, this property boasts well-designed space, making it an ideal home for first time buyers or investors.

Upon entering, you are welcomed into a generous lounge that provides a perfect setting for relaxation and entertaining. The modern kitchen is thoughtfully designed, offering functionality and gives access to the garden. Additionally, the ground floor shower room adds convenience to daily routines.

One of the standout features of this home is the good-sized patio garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, al fresco dining, or simply soaking up the sun. The property is situated in a cul-de-sac, enhancing the sense of community.

The central village location is particularly advantageous, as it places you within easy reach of local amenities, including shops, doctors, and schools. This makes it an ideal choice for those seeking easy access to local amenities.

In summary, this terraced house on New Street offers convenience and good size accommodation. Do not miss the chance to make this delightful property your own.

### **LOUNGE 13'0" x 12'3" max into recess**



You enter the property through a composite front door into this generous living room, bathed in natural light via the double glazed window to the front. The focal point is the stone fireplace which has a wood shelf over, useful as a place to put the TV. There is carpet flooring, a wall mounted radiator and pendant ceiling light. An open doorway leads to the kitchen.

### **KITCHEN 9'5" x 9'3"**



Situated towards the rear of the property with the double glazed window giving a view of the patio garden, the kitchen consists of a range of white wall and base units, complimentary rolled worktops, matching splashbacks and stainless steel sink with mixer tap. Integral appliances include an electric oven, ceramic hob with stainless steel extractor hood over plus there is plumbing for a washing machine and space for an fridge freezer. Vinyl flooring runs underfoot, there is ceiling lighting, a convenient understairs cupboard and a wall mounted radiator. An internal door leads to the rear lobby.

### **REAR LOBBY 6'0" x 2'8"**



Situated between the kitchen and the ground floor shower room, separating the two spaces, there is vinyl flooring, a wall mounted radiator and uPVC door leading to the rear patio garden. An internal door leads to the shower room.

## SHOWER ROOM



Situated at the rear of the property and having a three piece suite in white consisting of a an enclosed double shower enclosure with thermostatic shower, pedestal wash basin with mixer tap and twin flush low level WC. The walls are panelled, making maintenance and cleaning easier, there is vinyl flooring, ceiling lighting, a wall mounted radiator and extractor fan. A double glazed window with obscure glass brings in natural light and an internal door leads to the rear lobby.



## LANDING



Stairs ascend from the kitchen to the first floor landing having carpet flooring and internal doors to both double bedrooms.

## **BEDROOM ONE 13'1" x 12'2" max into recess**



First and larger of the two first floor bedrooms, there is plenty of space for freestanding bedroom furniture and the room draws in a pleasing amount of natural light from the double glazed window. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



## BEDROOM TWO 9'5" x 9'3"



Second double bedroom, this time located at the rear of the property with the double glazed window overlooking the rear patio. There is space for freestanding bedroom furniture, carpet flooring and a wall mounted radiator. The boiler is situated in a good size and useful over stairs cupboard and an internal door leads to the landing.

## PATIO GARDEN



A good size, paved patio garden enclosed by a brick wall.

**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band A

PROPERTY CONSTRUCTION:

Standard

PARKING:

On Street

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

### **~ Paisley Mortgages ~**

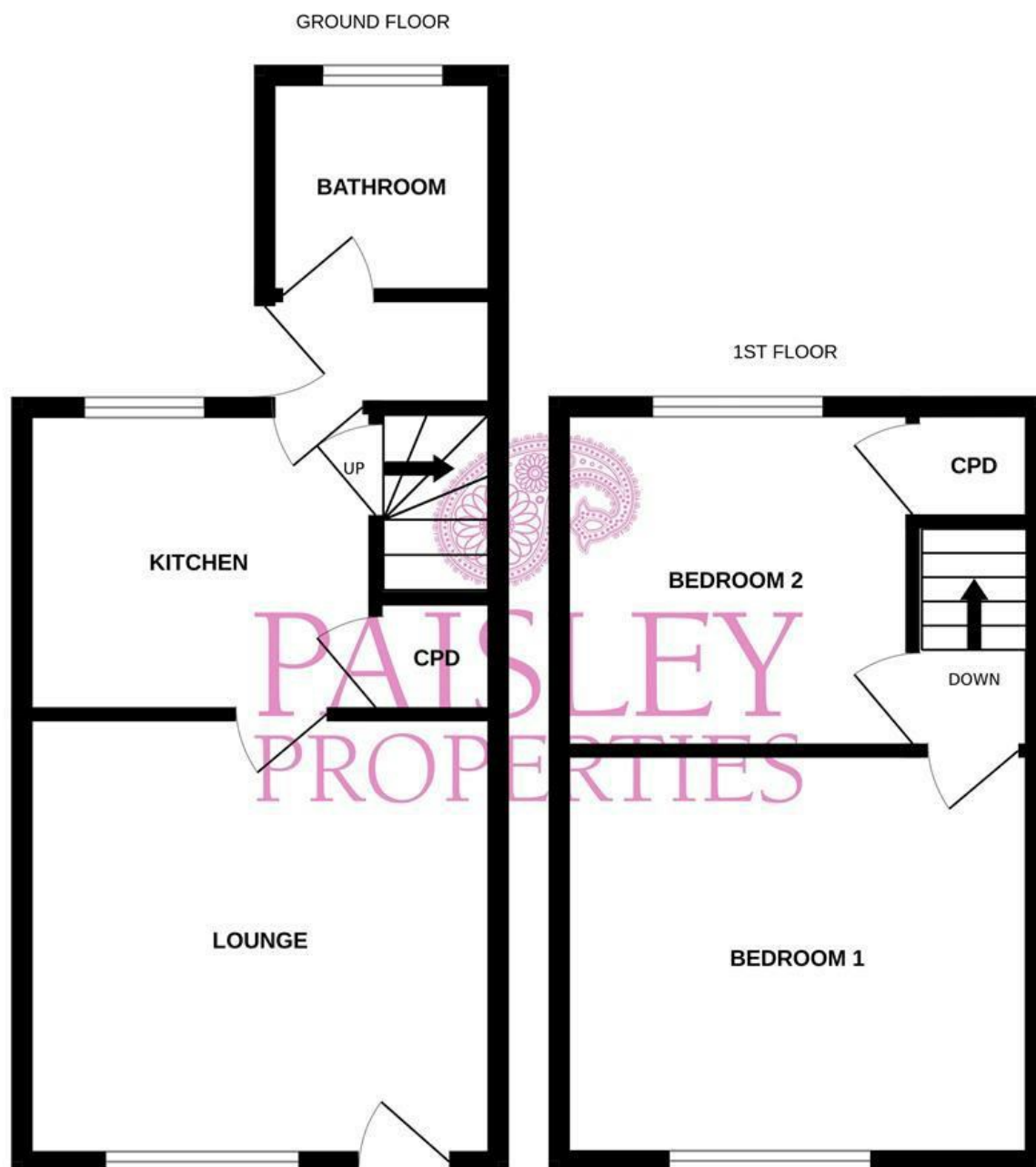
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>65</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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