



The Lees, 3 Henderson Glen, Royston, Asking Price:
Barnsley, South Yorkshire, S71 4RG £595,000

Holroyd Miller have pleasure in offering for sale this impressive individually designed detached family home occupying a pleasant select cul de sac position. Set well back from the road and occupying a generous garden plot and retaining a high degree of privacy yet within easy reach of the amenities within Royston village itself. The superbly presented and well-proportioned accommodation must be viewed internally to appreciate all that is on offer, having gas fired central heating, PVCu double glazing and comprising, outer entrance vestibule with double doors leading through to impressive reception hallway with open staircase, built in storage, spacious living room with feature Adam style fire surround with flame effect fitted gas fire, double glazed French doors lead onto the rear garden, double opening doors lead through to adjacent family room, formal dining room with oak flooring leads through to conservatory overlooking the rear garden, large home office/study, well-appointed breakfast kitchen with a range of light oak shaker style units, built in appliances, adjacent utility room. To the first floor, feature galleried landing with vaulted ceiling, master bedroom with ample windows and Velux roof lights, access to eaves storage, walk-in dressing room with ample hanging space, ensuite shower room, three further bedrooms with guest bedroom having ensuite shower room, house bathroom. Outside, as mentioned the property is set well back from the road with driveway providing ample off street parking leading to detached double garage, further extensive lawn garden all being enclosed, flowering borders. A truly unique family home situated in this sought after location with easy access to the motorway network via J38 or J39/M1 ideal for those travelling to either Leeds or Sheffield.

Entrance Vestibule

With double glazed entrance door and window with double opening doors leading through to...

Reception Hallway

With built in cloaks cupboard, open staircase.

Cloakroom

Having wash hand basin, low flush w/c set in back to wall furniture, tiling, double glazed window.

Living Room 24'10" x 14'6" (7.57m x 4.42m). Having double glazed windows and French doors leading onto the rear garden, two wall light points, feature Adam style fire surround with fitted gas fire set on hearth, two central heating radiators, double opening doors lead through to...

Adjacent Family Room 9'9" x 14'6" (2.97m x 4.42m).

With double glazed window to the front, coving to the ceiling, central heating radiator.

Formal Dining Room 9'9" x 11'2" (2.97m x 3.4m).

Leading off from the hallway with oak flooring, double opening doors lead through to...

Conservatory 9'5" x 10'6" (2.87m x 3.2m). Being double glazed with French doors leading onto the rear garden, oak flooring.

Home Office/Study 10'5" x 13'2" (3.18m x 4.01m).

With double glazed window to the front, central heating radiator, ideal for those wishing to work from home.

Breakfast Kitchen 15'5" x 9'9" (4.7m x 2.97m).

Superbly appointed with a matching range of light oak shaker style fronted wall and base units, contrasting worktop areas with breakfast bar, colour co-ordinated sink unit, monobloc tap fitment, built in induction hob with extractor hood over, double oven, microwave, integrated dishwasher, two double glazed windows, central heating radiator.

Utility Room/Rear Entrance Fitted with a matching range of wall and base units, worktop areas, colour co-ordinated sink unit, monobloc tap fitment, plumbing for automatic washing machine, Vaillant combination central heating boiler, double glazed window and rear entrance door.

Stairs lead to First Floor Galleried Landing

With vaulted ceiling with exposed beam work, spindle balustrade, central heating radiator, feature stained glass window, walk-in airing/cylinder cupboard.

Master Bedroom 16'5" x 14'5" (5m x 4.4m).

With two double glazed Velux roof light, two double glazed windows, feature stained glass window, useful access to eaves storage, central heating radiator.

Adjacent Dressing Room 14'6" x 3'8" (4.42m x 1.12m).

With two double glazed Velux roof lights, excellent hanging space with some restricted head room, central heating radiator.

Ensuite Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, tiling, downlighting to the ceiling, chrome heated towel rail.

Bedroom to Rear 9'10" x 11'1" (3m x 3.38m). With double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear 9'9" x 14'8" (2.97m x 4.47m).

With two double glazed windows, central heating radiator.

Guest Bedroom to Front 10'4" x 13' (3.15m x 3.96m).

With double glazed window, central heating radiator.

En Suite Shower Room

Furnished with modern suite, comprising pedestal wash basin, low flush w/c, shower cubicle and tiling, double glazed Velux roof light, chrome heated towel rail.

Outside The property occupies a pleasant cul de sac position being set well back from the road with open plan lawn garden to the front with flowering borders, concrete driveway provides ample off street parking and leads to the side of the property to a detached brick built double garage (5.32m x 5.09m) with automated door, power and light laid on with Led lighting. To the rear paved patio area with further lawn extensive garden area being enclosed with mature trees retaining a high degree of privacy.

Tenure Freehold

Council Tax Band: F

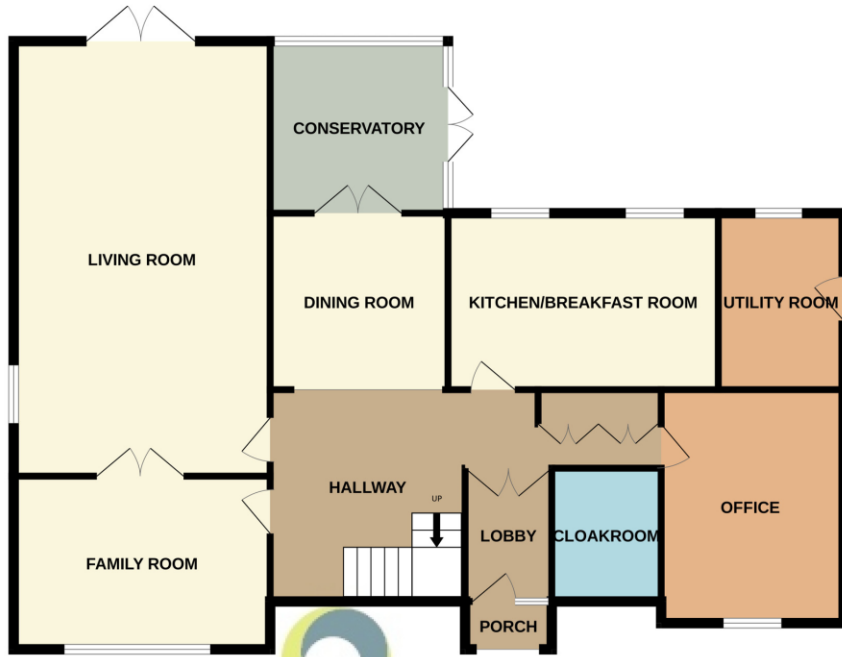






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1348 sq.ft. (125.2 sq.m.) approx.



1ST FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.7 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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