

**Simon Blyth**  
ESTATE AGENTS

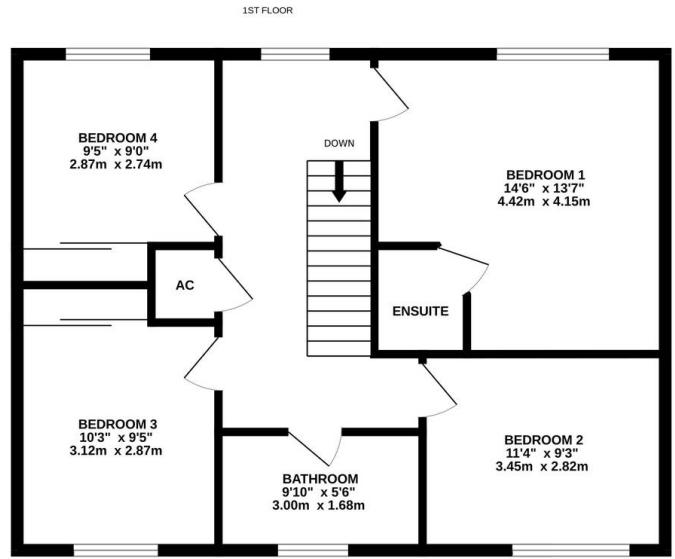
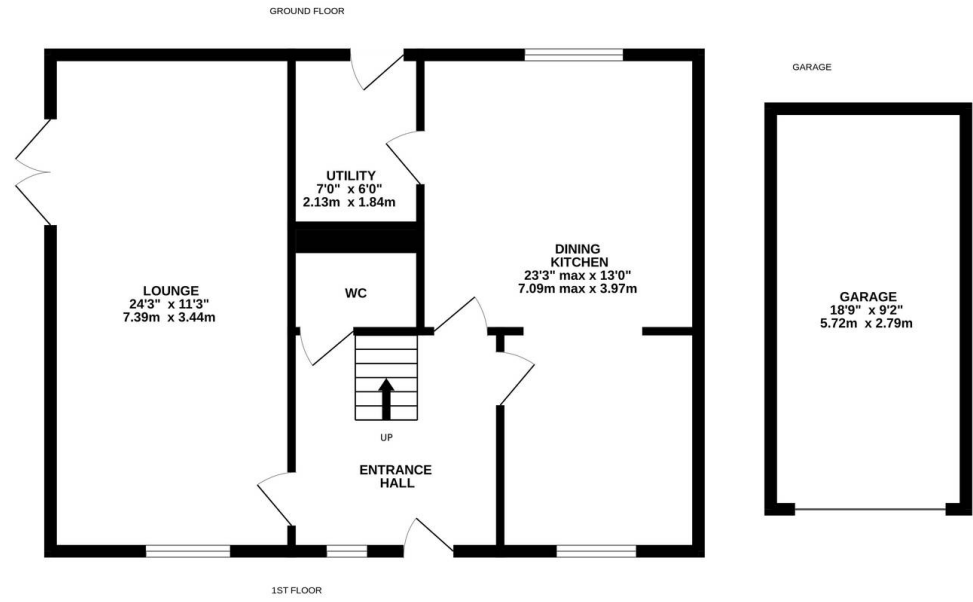


**Lee Lane, Royston**

Barnsley

In Excess of **£348,000**





LEE LANE

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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## Lee Lane

Royston, Barnsley

A BEAUTIFULLY PRESENTED AND WELL POSITIONED DETACHED FAMILY HOME, WITH FOUR DOUBLE BEDROOMS AND A HIGH QUALITY FINISH THROUGHOUT. WITH A PLEASING DINING KITCHEN WITH VIEWS TO BOTH FRONT AND REAR, A GOOD SIZED LOUNGE WITH TWIN GLAZED DOORS GIVING ACCESS TO THE ENCLOSED GARDEN, WITH AN EN-SUITE, UTILITY ROOM AND DOWNSTAIRS W.C. THE HOME IS SERVED BY A GOOD SIZED DRIVEWAY AND AUTOMATICALLY OPERATED ELECTRIC GATES AND HAS THE BENEFIT OF A WELL SIZED GARAGE. ALL BEING WITHIN WALKING DISTANCE OF THE VILLAGE AND SURROUNDING COUNTRYSIDE.

Council Tax band: E

Tenure: Freehold

- DETACHED HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE
- VERY WELL PRESENTED
- POPULAR AREA
- DINING ROOM
- OPEN PLAN LIVING
- MUST BE VIEWED







### **ENTRANCE HALLWAY**

A stylish front entrance door with two inset glazed portals gives access to the very well sized hallway. With a central staircase with a delightful spindle balustrade, useful storage cupboard underneath and a view up to the large first floor landing, ceiling light and window to the front. Here we gain access to the following rooms.

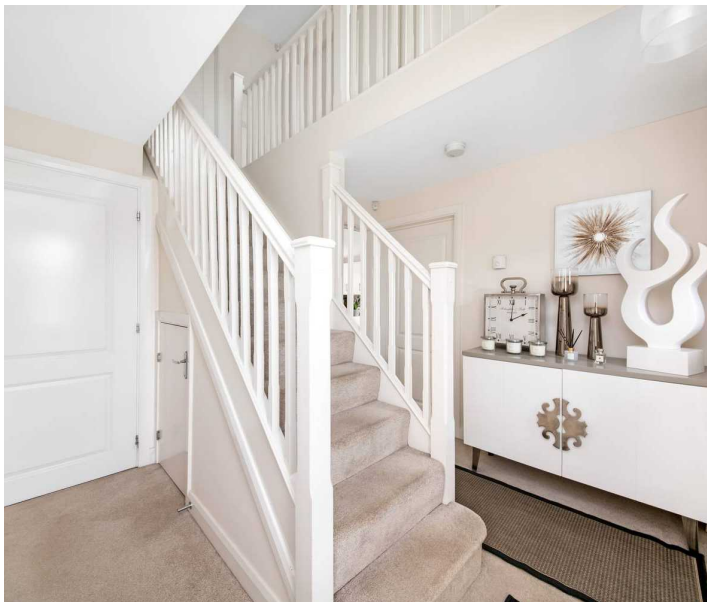
### **DOWNSTAIRS W.C.**

Comprising of a low level W.C. and wall mounted basin with chrome taps. There is an extractor fan, ceiling light, central heating radiator and tiled flooring.

### **LOUNGE**

24' 3" x 11' 3" (7.39m x 3.44m)

This is a particularly good sized lounge, with not only a view to the front but a view to the rear which also gives access to the rear garden via twin glazed doors. There is ceiling light, central heating radiator, uPVC double glazed window to the front and uPVC double glazed French doors to the rear.



## DINING/KITCHEN

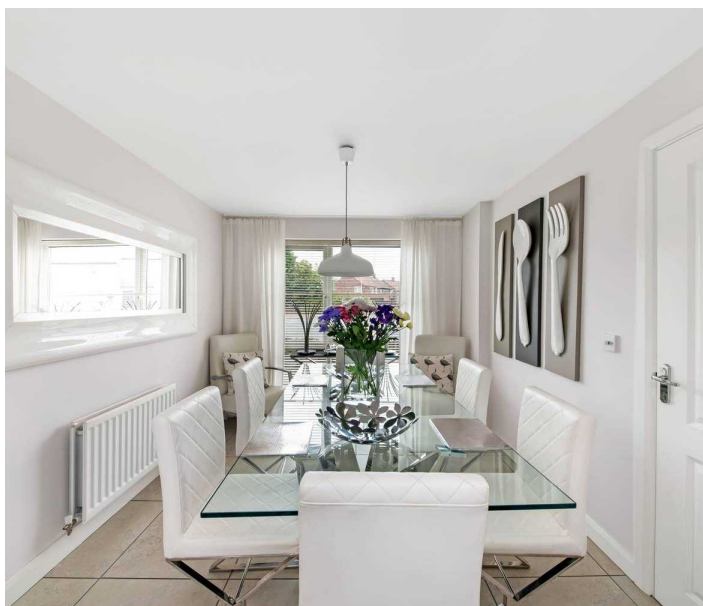
23' 3" x 13' 0" (7.09m x 3.97m)

A spacious L shaped dining kitchen, with the kitchen itself having a range of wall and base units in a high gloss white with decorative tiled splashbacks and contrasting worktops. There are integrated appliances in the form of integrated stainless steel oven with four burner gas hob, glass splashback and chimney style extractor fan over, integrated dishwasher, integrated fridge freezer and a inset one and a half bowl stainless steel sink with chrome mixer tap over. There is a ceiling light, central heating radiator, ceramic tiled flooring, under cupboard lighting, uPVC double glazed window to the rear and a breakfast bar/island with seating for two. The dining room has ceiling light, central heating radiator, continuation of the ceramic tiled floor and uPVC double glazed window to the front. The dining room has separate access to the entrance hallway via a door, so could be separated from the kitchen if so desired.

## UTILITY

7' 0" x 6' 0" (2.13m x 1.84m)

From the kitchen we gain access to the utility room. With continuation of the wall and base units, ceramic tiled flooring, inset stainless steel sink with chrome mixer tap over, plumbing for a washing machine and door giving access out.







### FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing, with access to the loft, two ceiling lights, uPVC double glazed window to the front and access to a useful storage cupboard housing the hot water tank.

### BEDROOM ONE

14' 6" x 13' 7" (4.42m x 4.15m)

A superb double bedroom with uPVC double glazed window to the front, bank of fitted wardrobes, inset ceiling spotlights and central heating radiator. A door opens through to the en-suite.

### EN-SUITE

Comprising of a three piece white suite in the form of low level W.C., pedestal basin with chrome taps over and shower enclosure with chrome mixer shower within. There is part tiling to the walls, tiled flooring, extractor fan, central heating radiator and uPVC double glazed window.

### BEDROOM TWO

11' 4" x 9' 3" (3.45m x 2.82m)

A further double bedroom with uPVC double glazed window to the rear. With fitted wardrobes, inset ceiling spotlights and central heating radiator.



### **BEDROOM THREE**

10' 3" x 9' 5" (3.12m x 2.87m)

A double bedroom with uPVC double glazed window to the rear. There are fitted wardrobes, ceiling light and central heating radiator.

### **BEDROOM FOUR**

9' 5" x 9' 0" (2.87m x 2.74m)

With uPVC double glazed window to the front, fitted wardrobes, ceiling light and central heating radiator.

### **HOUSE BATHROOM**

9' 10" x 5' 6" (3.00m x 1.68m)

Comprising a four piece white suite in the form of low level W.C., pedestal basin with chrome taps over, shower enclosure with chrome mixer shower within and bath with chrome taps. There is part tiling to the walls, tiled flooring, extractor fan, central heating radiator and obscure uPVC double glazed window.







## OUTSIDE

The property occupies a remarkable location, fronting onto Lee Lane there is a pedestrian gate giving access to the entrance door. Also to the front of the home there is a tarmacked driveway providing off street parking leading to the automatically control high quality gates, which leads onto secure driveway and gives access to the garage, which has lighting and power with further storage areas above. To the rear, there is an attractive stone paved patio seating area with a lawned space which is fully enclosed by perimeter walling and fencing. There is also hard standing for a shed.







## ADDITIONAL INFORMATION COUNCIL

The EPC Rating is C-79 and we are informed by the vendor that the property is

Freehold.

## TAX BAND

E

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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