



12 Birkdale Road

Royston, Barnsley, S71 4HH

Offers In The Region Of £600,000



Take a look at Barnsley's dream home! This stunning six-bedroom detached property, self-constructed in 2018, offers generous living space with modern contemporary décor throughout, perfectly situated in the highly desirable location of Royston, Barnsley.

The property boasts ample off-road parking via a large driveway, while the double garage has been cleverly converted into a secondary reception room, offering flexible living space that can easily be restored to its original use if desired.

Externally, the home features spacious lawned gardens, ideal for families or outdoor entertaining. Inside, it benefits from underfloor heating throughout the ground floor, PVCu double glazing, and gas central heating, ensuring modern comfort and efficiency.

Conveniently located close to local amenities and transport links, this property is perfect for families or professionals seeking a luxurious and well-connected home. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer!



GROUND FLOOR

ENTRANCE HALL

You are welcomed into the property through a composite entrance door leading into the hallway, which features porcelain tiled flooring with underfloor heating for added comfort. The hallway boasts a glass staircase with fitted carpets rising to the first floor, spotlighting creating a modern ambience, and under-stairs storage cupboards for practicality. Access to the ground floor rooms is conveniently provided from this central space.

LOUNGE

A spacious lounge featuring LED spot lighting to the ceiling and porcelain tiled flooring with underfloor heating, creating a contemporary and comfortable space. The room benefits from a front-facing PVCu double-glazed window, allowing natural light to flood the room, and double-glazed bi-folding doors that open seamlessly to the rear garden, perfect for indoor-outdoor living.

DINING KITCHEN

A generously spacious kitchen, beautifully designed with a range of modern wall and base units topped with sleek granite worktops. The kitchen is fully equipped with integrated appliances, including two electric ovens, a four-ring electric hob with a ceiling-mounted extractor fan, a dishwasher, a fridge, a freezer, and an inset sink and drainer with a mixer tap. The room is further enhanced by LED spot lighting to the ceiling, porcelain tiled flooring with underfloor heating, and a PVCu double glazed window overlooking the front elevation, creating a bright and welcoming atmosphere.

UTILITY ROOM

The utility room is fitted with a range of base units and worktop surface, which incorporates a sink unit with a mixer tap. It also offers plumbing for a washing machine and dryer, along with porcelain tiled flooring, providing both functionality and modern appeal. Side facing double glazed window allows for natural light.

DOWNSTAIRS WC

The ground floor WC features a low flush WC and a vanity wash hand basin. The room is finished with porcelain tiles and underfloor heating, ensuring both style and comfort.

CINEMA ROOM/PLAYROOM

The converted garage now offers a versatile space, currently utilized as a cinema room/playroom. This flexible area can easily be adapted to suit a variety of needs, whether as an additional living area, a home office, or even converted back into a double garage if desired.

DOGGY KENNELS

At the back of the cinema room, you'll find four fully tiled dog kennels, making it an ideal space for dog lovers. These kennels are practical and well-maintained, and there is also a door leading directly to the garden, providing easy access for pets.

FIRST FLOOR

MASTER BEDROOM

The master bedroom features fitted carpets, a wall-mounted radiator, and LED spot lighting to the ceiling, creating a cozy and modern atmosphere. An elevated PVCu double-glazed window allows natural light to brighten the room, enhancing the overall comfort and appeal.

EN-SUITE

The en-suite features a three-piece suite comprising a low flush WC, vanity wash hand basin, and a walk-in shower cubicle. The en-suite is also equipped with a wall-mounted towel radiator, adding both convenience and comfort to the space.

BEDROOM TWO

The second bedroom includes fitted carpets, LED spot lighting to the ceiling, and a wall-mounted radiator for added comfort. An elevated PVCu double-glazed window allows plenty of natural light to fill the room, creating a bright and welcoming space.

BEDROOM THREE

Features fitted carpets and integral wardrobes spanning two walls, complete with mirrored sliding doors for a sleek, modern touch. The room also includes LED spot lighting to the ceiling, a wall-mounted radiator, and an elevated PVCu double-glazed window that lets in plenty of natural light, making the space feel bright and spacious.

BEDROOM FOUR

Offering fitted carpets, LED spot lighting to the ceiling, and a wall-mounted radiator for warmth. An elevated PVCu double-glazed window allows natural light to flood the room, creating a bright and inviting atmosphere.

HOUSE BATHROOM

The stunning, fully tiled house bathroom boasts a four-piece contemporary suite, including a low flush WC, freestanding bath, Jack and Jill vanity wash hand basins, and a large walk-in shower cubicle. The bathroom also features a wall-mounted towel radiator, LED spot lighting to the ceiling, and an elevated PVCu double-glazed window, combining both functionality and style to create a luxurious space.

SECOND FLOOR

BEDROOM FIVE

Located on the second floor, the fifth bedroom offers fitted carpets, a wall-mounted radiator, and two elevated Velux windows, providing plenty of natural light and stunning views. Additionally, a circular PVCu double-glazed window adds a unique feature, further enhancing the charm and character of the room.

BEDROOM SIX

The sixth bedroom features fitted carpets, a wall-mounted radiator, and an elevated Velux window, allowing plenty of natural light to fill the space, creating a bright and inviting atmosphere.

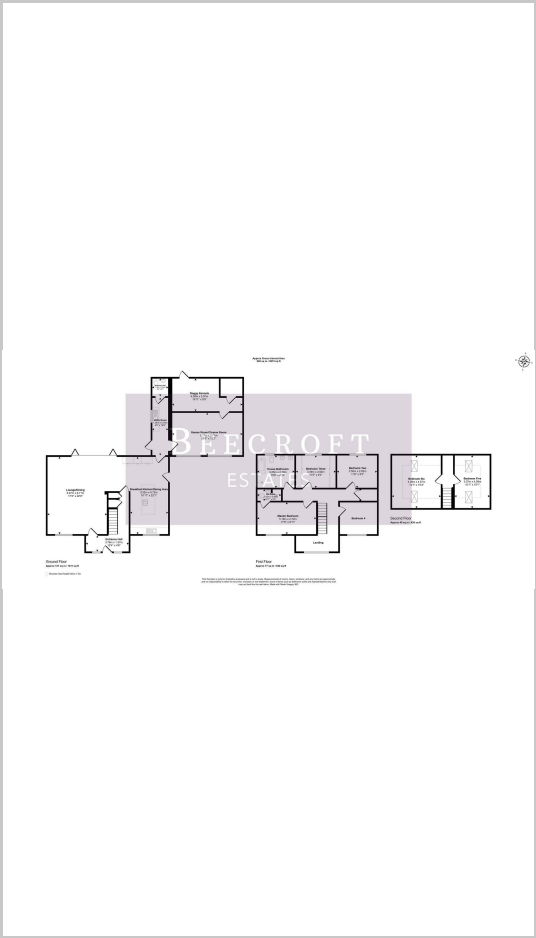
OUTSIDE

The property is accessed through secured gates, leading to a spacious driveway that provides ample off-road parking. The property also boasts a large lawned garden to both the front and side elevations, beautifully complemented by an Indian slate patio area, perfect for outdoor relaxation and entertaining.

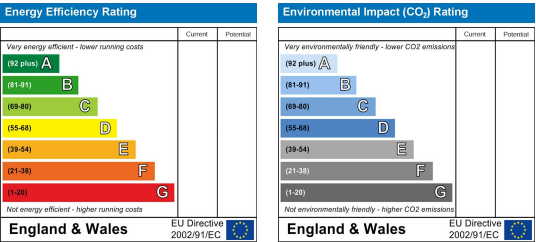
Area Map



Floor Plans



Energy Efficiency Graph



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