



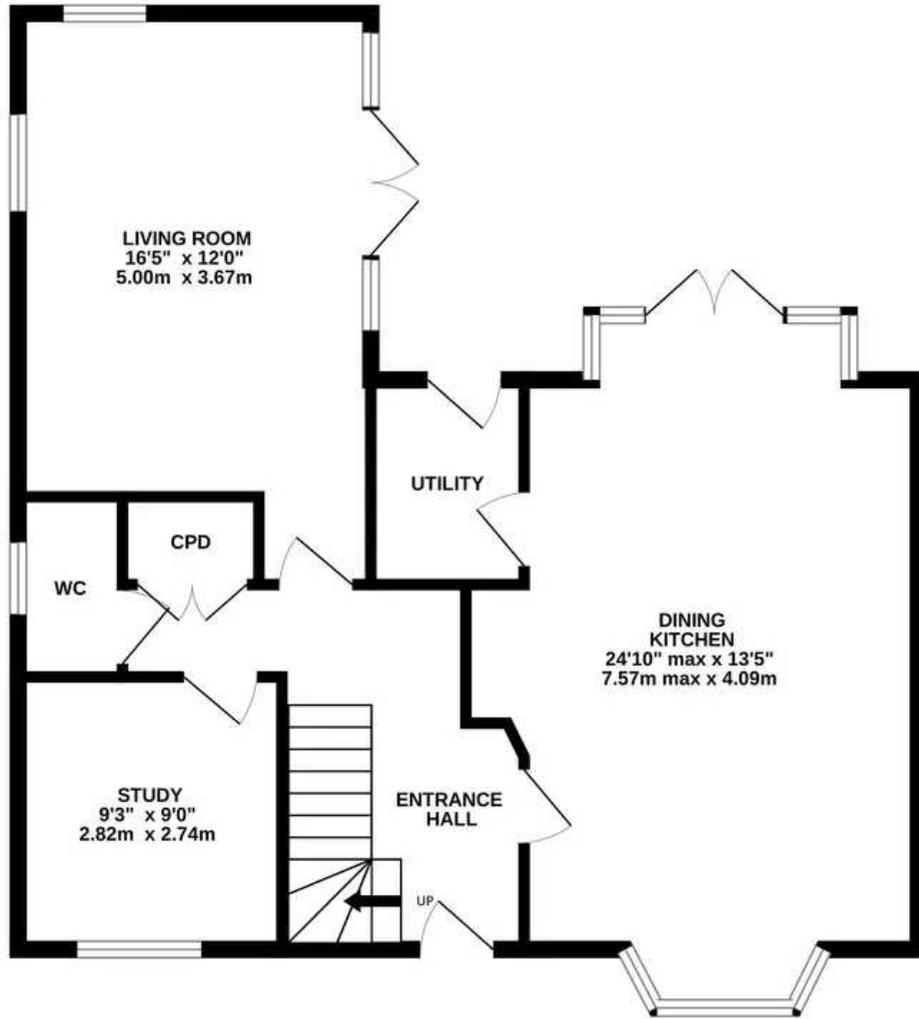
St. Pauls Way, Tankersley, S75 3FH

Barnsley

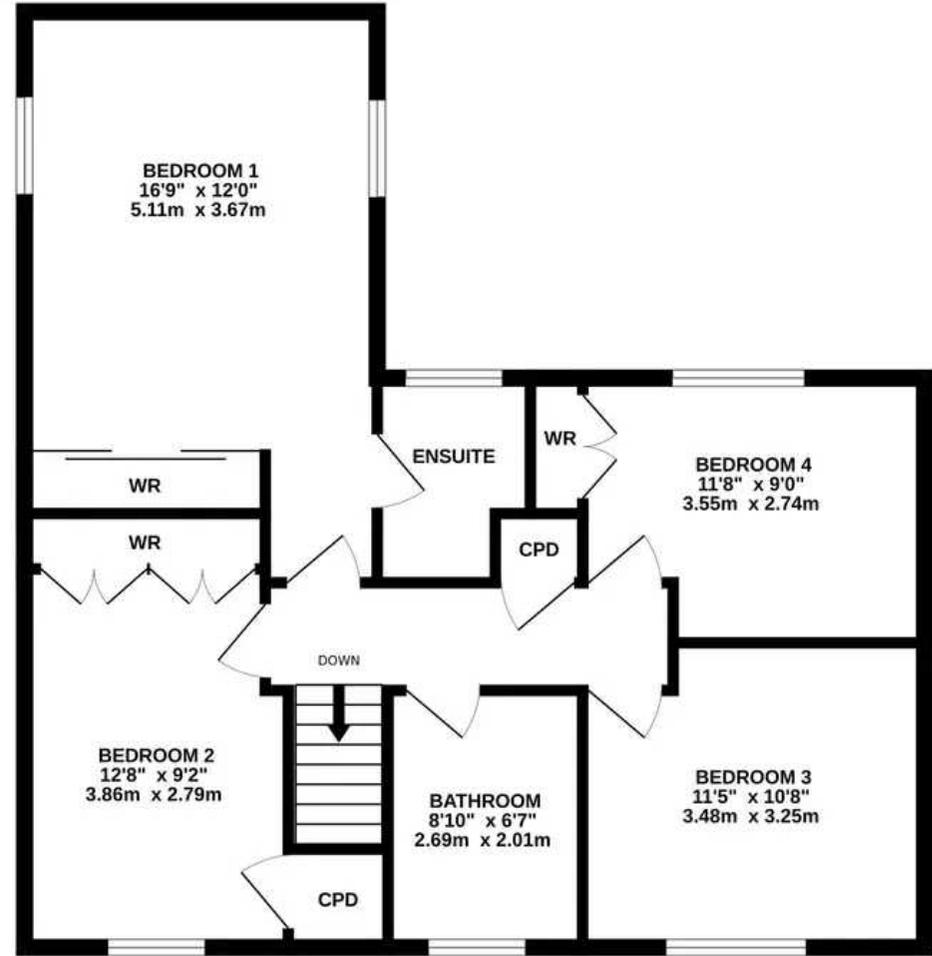
In Excess of **£525,000**



GROUND FLOOR



1ST FLOOR



ST PAULS WAY

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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12 St. Pauls Way

Tankersley, Barnsley

A BEAUTIFULLY PRESENTED SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT WITH A DRIVEWAY FOR NUMEROUS VEHICLES AND DETACHED DOUBLE GARAGE. BEAUTIFULLY PRESENTED THROUGHOUT THIS MODERN HOME IS WELL SITUATED CLOSE TO THE M1 MOTORWAY OFFERING ACCESSABILITY TO LEEDS, SHEFFIELD, WAKEFIELD AND BEYOND. THE HOME IS CONFIGURED IN A TRADITIONAL TWO STOREY LAYOUT

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED HOUSE
- FOUR BEDROOMS
- EN SUITE TO MASTER
- OPEN PLAN LIVING / DINING
- UTILITY ROOM
- WELL PRESENTED THROUGHOUT
- MODERN THROUGH OUT
- ENCLOSED REAR GARDEN
- OFF STREET PARKING





ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into the entrance hallway. A spacious entrance hallway with ceiling light, central heating radiator and a staircase rising to the first floor. Here we also find built in cupboards providing hanging space and gain access to the following rooms.

DOWNSTAIRS W.C.

Comprising of close coupled W.C. and pedestal basin with chrome mixer tap over. There is a ceiling light, central heating radiator and obscure uPVC double glazed window to the side.

DINING KITCHEN

24' 10" x 13' 5" (7.57m x 4.09m)

A fabulous open plan space incorporating both kitchen and dining spaces, the kitchen itself has a range of wall and base units in a high gloss grey with contrasting laminate worktops with matching upstands and is complimented by tiled flooring. There are integrated appliances in the form of AEG double oven with matching six burner gas hob with stainless steel splashbacks and chimney style extractor fan over, integrated dishwasher and a one and a half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights over the kitchen with further under cupboard lighting and pendant light over the dining space, where there is ample room for a dining table and chairs. There are two central heating radiators and natural light is gained via uPVC double glazed bay window to the front and twin French doors in uPVC with matching glazed side panel giving access to the rear garden. A door opens through to the utility.



UTILITY

With a continuation of the tiled floor, there is plumbing for a washing machine, space for a tumble dryer and worktop with upstand. There is a ceiling light, extractor fan, central heating radiator and a composite double glazed door giving access to the rear.

LIVING ROOM

16' 5" x 12' 0" (5.00m x 3.67m)

An excellently proportioned principal reception space benefiting from natural light via three elevations, including twin French doors giving access to the rear patio. There are two ceiling lights and two central heating radiators.

STUDY

9' 3" x 9' 0" (2.82m x 2.74m)

A versatile space currently used as a home office, but could be ideal as a playroom or potential further bedroom being ideally positioned next to the downstairs W.C. There is ceiling light, central heating radiator and uPVC double glazed window to the front.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing with ceiling light, central heating radiator, access to the loft via a hatch and access to the boiler cupboard housing the hot water tank. Here we gain entrance to the following rooms.





BEDROOM ONE

16' 9" x 12' 0" (5.11m x 3.67m)

A fabulous master suite with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed windows to two elevations.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, part tiling to the walls, shaver socket, towel rail/radiator, extractor fan and obscure uPVC double glazed window.

BEDROOM TWO

12' 8" x 9' 2" (3.86m x 2.79m)

A further double bedroom with a bank of fitted wardrobes, further cupboard above the stairs, ceiling light, central heating radiator and uPVC double glazing to two aspects.

BEDROOM THREE

11' 5" x 10' 8" (3.48m x 3.25m)

A further double bedroom, front facing with ceiling light, central heating radiator and uPVC double glazed window.



BEDROOM FOUR

11' 8" x 9' 0" (3.55m x 2.74m)

A fourth double bedroom with ceiling light, built in wardrobes, central heating radiator and uPVC double glazed window to the rear.

HOUSE BATHROOM

Comprising a four piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, towel rail/radiator and obscure uPVC double glazed window to the front.



Simon Blyth
ESTATE AGENTS



OUTSIDE

To the front of the home, there are twin lawns with central path and perimeter flower beds containing various shrubs and plants. A tarmacked driveway continues to the side of the property and reaches the detached double garage, with two separate up and over doors, this provides off street parking and storage under a pitched roof. A timber gate opens onto the rear garden, a well sized rear garden with a patio area immediately accessed from the living room and dining kitchen beyond which there is a lawned space with perimeter walling and fencing. In addition the vendors have created a raised patio seating area.



ADDITIONAL INFORMATION

The EPC is a B-86 and the council tax band is F, and we are informed by the vendor that the property is Freehold.

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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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

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

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 TIMES 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



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