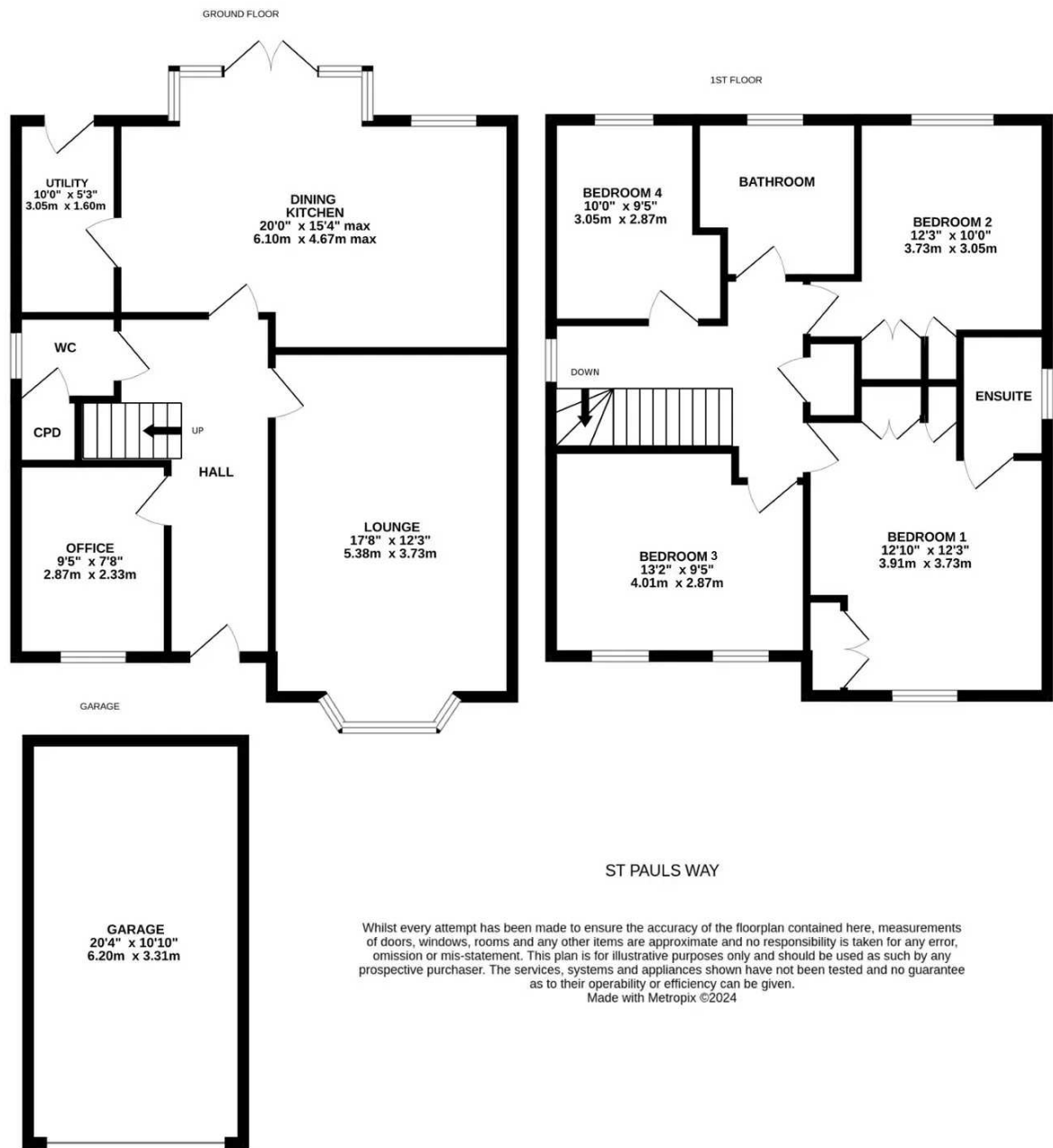




St. Pauls Close, Tankersley

Barnsley

In Excess of **£475,000**



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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St. Pauls Close

Tankersley, Barnsley

A BEAUTIFULLY PRESENTED, MODERN EXECUTIVE DETACHED FAMILY HOME. OFFERING A WEALTH OF ACCOMMODATION, THIS TRADITIONAL TWO-STORY CONFIGURATION LOCATED IN A QUIET CUL-DE-SAC POSITION, ON THE EDGE OF THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT. THE HOME IS IDEALLY SITUATED CLOSE TO THE M1 MOTORWAY, IN A HIGHLY SOUGHT-AFTER SEMI-RURAL VILLAGE. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL FAMILY HOME
- HIGHLY REGARDED ESTATE
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- UTILITY ROOM
- LANDSCAPED GARDEN
- DETACHED SINGLE GARAGE
- OFF STREET PARKING FOR NUMEROUS VEHICLES





ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into spacious entrance hallway, with two ceiling lights, a central heating radiator and a wood effect laminate flooring, with staircase rising to first floor. Here we gain entrance to the following rooms;

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over. There is a ceiling light, central heating radiator, tiled floor, access to the under the stairs cupboard and obscure uPVC double glazed window to the side.

LOUNGE

17' 8" x 12' 3" (5.38m x 3.73m)

An excellently proportioned principal reception space, benefitting from natural light via uPVC double glazed bay window to the front enjoying wooded aspect, there are two ceiling lights and two central heating radiators.



DINING KITCHEN

20' 0" x 15' 4" (6.10m x 4.67m)

An excellently proportioned open plan space, enjoying a high degree of natural light via uPVC full length bay window to the rear with twin French doors fitted with thermal, perfect fit blinds, with additional uPVC double glazed window. The kitchen itself has a range of wall and base units in a high gloss white slab with contrasting laminate worktops with matching upstands. There are integrated appliances in the form of AEG oven and grill and matching five burner AEG gas hob with stainless steel splashback and chimney style extractor fan over. There is integrated twin fridge freezer, integrated dishwasher and one and a half bowl stainless steel sink with chrome mixer tap over. The room has two central heating radiators, inset ceiling lights over kitchen, pendant light over dining space and further under cupboard lighting.

UTILITY

10' 0" x 5' 6" (3.05m x 1.68m)

From the kitchen a door opens through to utility and has a continuation of the wall and base units from the kitchen in a high gloss white with laminate worktops and matching upstands. There is a stainless-steel sink with chrome mixer tap over, plumbing for a washing machine and space for further appliance. There is ceiling light, central heating radiator and composite and double-glazed window to the rear, here we find the IDEAL combination boiler.

STUDY

9' 5" x 7' 8" (2.87m x 2.33m)

A versatile reception space ideal for using as a home office or indeed a snug, gym or similar. There is a ceiling light, central heating radiator and uPVC double glazed window to the front.





STAIRCASE TO FIRST FLOOR LANDING

From entrance hallway staircase rises and turns to first floor landing with spindle balustrade, ceiling light, central heating radiator, access to loft via a hatch, uPVC double glazed window to the side and access to airing cupboard housing water tank. Here we gain access to the following rooms;

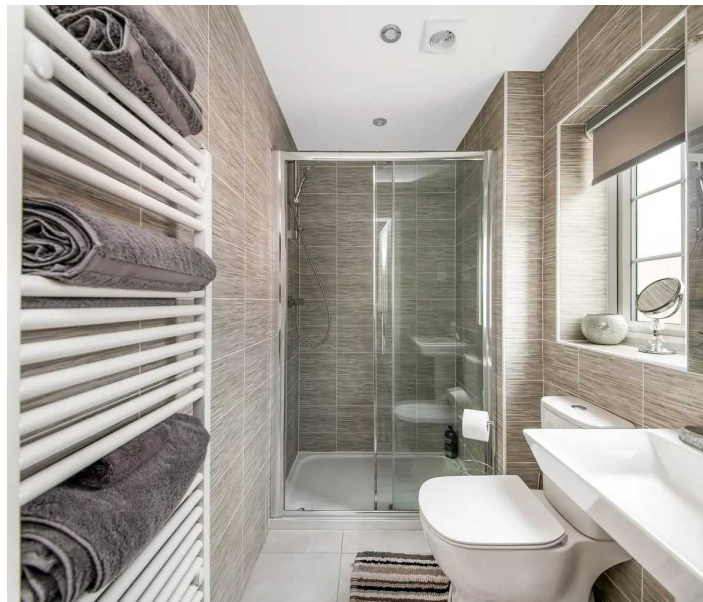
BEDROOM ONE

12' 10" x 12' 3" (3.91m x 3.73m)

An excellent double suite with two banks of fitted wardrobes, three ceiling lights, central heating radiator and uPVC double glazed window to the front.

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, extractor fan, shaver socket, full tiling to walls and floor, towel rail/ radiator and obscure uPVC double glazed window to the side.



BEDROOM TWO

12' 3" x 10' 0" (3.73m x 3.05m)

Double bedroom with built in wardrobes, ceiling light, central heating radiator and two uPVC double glazed windows to the rear.

BEDROOM THREE

13' 2" x 9' 5" (4.01m x 2.87m)

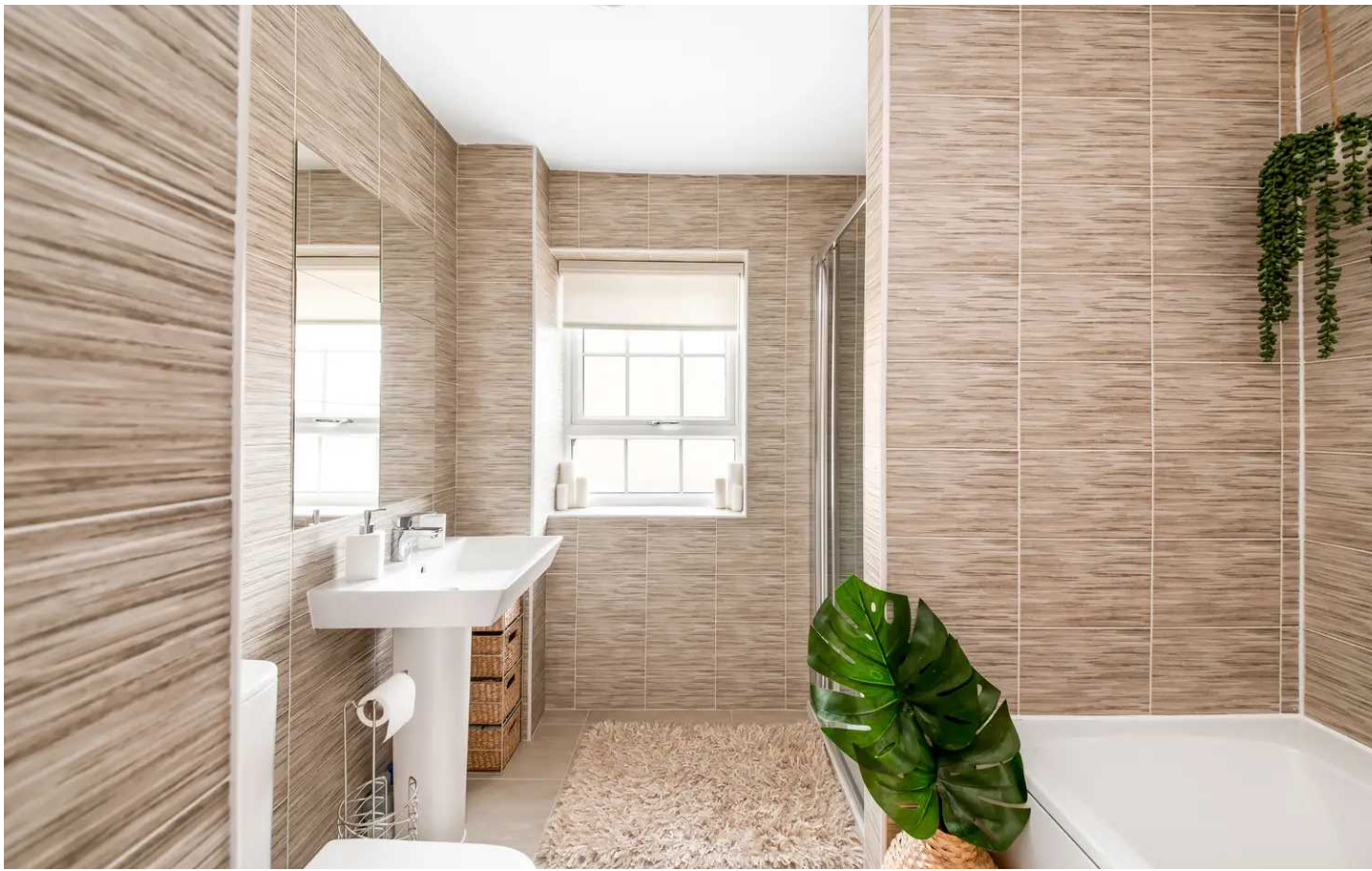
Double bedroom with ceiling light, central heating radiator and two uPVC double glazed windows to the front.

BEDROOM FOUR

10' 0" x 9' 5" (3.05m x 2.87m)

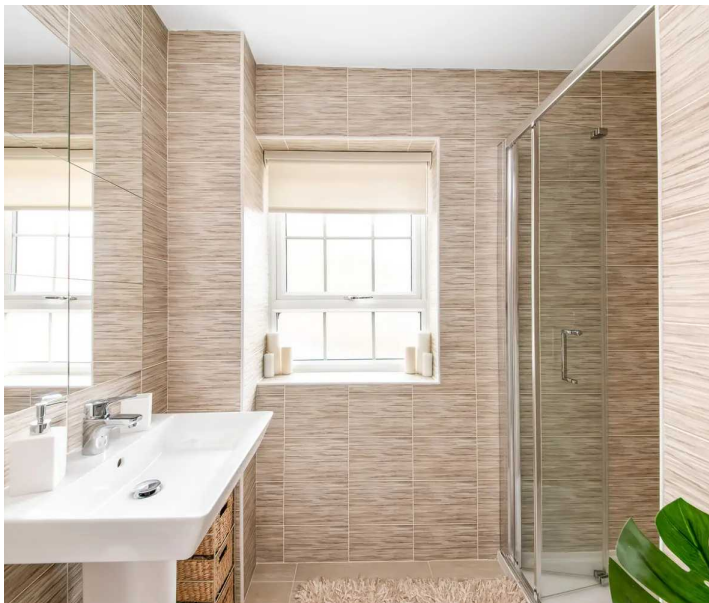
Currently being used as a dressing room, there is ceiling light, central heating radiator and uPVC double glazed window.





HOUSE BATHROOM

Comprising a four-piece modern 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 is ceiling light, extractor fan, full tiling to walls and floor, towel rail/ radiator and obscure uPVC double glazed window to the rear.



OUTSIDE

The home sits on the edge of this popular development with wooded aspect to the front, it is located towards the end of this quiet residential cul de sac. To the front of the house there is a lawned space with shrubs, across from the access road there is a further lawned space and turning circle for the house which provides an additional parking space, to the side of the home there is a further area with shrubs on the side of the wall. The driveway to the side of the home provides off street parking for two vehicles leading to detached garage. There is also a PodPoint tethered 7kW EV charger on the driveway.

Accessed via an up and over door and under a pitched roof providing under eave storage and provides further off street parking or storage. To the rear of the home is a beautifully landscaped yet low maintenance garden having been created by the current vendors. Now provides contemporary entertaining space with numerous areas including wooded decked area immediately from French doors from dining kitchen, flagged patio seating area, artificial grass space and further raised wooded decked seating platform, the garden is fully enclosed with perimeter walling and fencing.





ADDITIONAL INFORMATION

The EPC is a B-85 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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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

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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.

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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

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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