



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

27 Carr Lane, Tankersley, Barnsley, S75 3BE

Offers Over £450,000

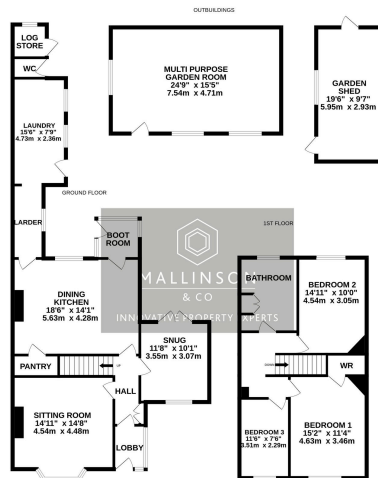
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- SEMI DETACHED
- 3 BEDROOMS
- 2 KITCHENS
- LARGE DRIVEWAY
- EASY ACCESS TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS
- WEALTH OF CHARM & CHARACTER
- 2 RECEPTION ROOMS
- BEAUTIFUL GARDENS TO FRONT & REAR
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING IS ESSENTIAL



A RARE OPPORTUNITY ... TO ACQUIRE THIS ICONIC AND CHARMING THREE-BEDROOM CHARACTER RESIDENCE LOCATED IN THE HEART OF THE HIGHLY REGARDED VILLAGE OF TANKERSLEY. SET WITHIN A LARGE PLOT AND OFFERING MULTIPLE OUTBUILDINGS, THIS UNIQUE PROPERTY FEATURES TWO RECEPTION ROOMS, AN OPEN PLAN FARMHOUSE KITCHEN, AND A SCULLERY/UTILITY KITCHEN, PROVIDING EXCEPTIONAL VERSATILITY FOR THE FAMILY PURCHASER. WITH AMPLE OFF-STREET PARKING, ORIGINAL PERIOD FEATURES AND REMARKABLE FURTHER POTENTIAL, THIS IS A PROPERTY NOT TO BE MISSED.



TOTAL FLOOR AREA: 1894sq.ft. (176.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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.

Made with Metaphor 12/2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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