



## 26 Stone Leigh

Tankersley, Barnsley, S75 3BD

£395,950



BE QUICK TO SNAP UP THIS ABSOLUTELY DIVINE PROPERTY!! A RARE OPPORTUNITY TO ACQUIRE THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME!!! Move right in, sit back, relax and enjoy this very appealing family home that will instantly impress!! An internal inspection is absolutely essential to appreciate this truly outstanding four bedroom detached family home, perfect for any growing family. Located on a desirable quiet cul-de-sac, in this sought after district of Tankersley, it's within easy reach of local amenities, reputable schools, public transport and a couple of minutes from the M1 Motorway Network. VIEWING HERE IS AN ABSOLUTE MUST AND COMES HIGHLY RECOMMENDED!!



### Entrance Hall

Welcoming entrance hall finished in neutral décor with laminate flooring. Gives access to the cloakroom and the staircase rises to the first floor accommodation.

### Lounge 17'8" x 11'1" - into bay (5.4m x 3.4 - into bay)

Relax in this well presented lounge with front bay aspect with fitted blinds allowing lashings of natural light to flow through. The room has a modern colour scheme to the walls with feature wall and carpeted flooring.

### Kitchen/Diner 15'8" x 11'1" (4.8m x 3.4m)

Entertain your guests in this fantastic kitchen/diner comprising a range of modern grey finished wall and base units with granite work tops inset with a one and a half bowl sink with mixer tap. The room has a neutral colour scheme to the walls with ceiling down lighters and vinyl flooring. This lovely kitchen boasts a stainless steel Bosch electric fan oven, 4 ring electric hob, extractor fan, integrated dishwasher, integrated washing machine, wine cooler and space for a fridge/freezer. Ample space is available for a dining suite of your choice. French doors give access to the conservatory and the integral garage.

### Conservatory 9'6" x 8'6" (2.9m x 2.6m)

Additional versatile space, the room has a modern colour scheme to the walls, ceiling down lighter, fitted blinds and laminate flooring. French doors give access to the well set garden.

### Integral Garage 16'4" x 7'10" (5.0m x 2.4m)

Large integral garage with power supply, lighting and houses the central heating boiler.

### Cloakroom

Comprising a wall mounted corner sink and low flush WC. The room has tiling to the splash backs with neutral decoration beyond and laminate flooring.

### Landing

The staircase and first floor landing are carpeted throughout with a neutral colour scheme beyond. Gives access to useful storage cupboard and the loft which is part boarded for storage.

### Master Bedroom 14'1" x 12'1" - into bay (4.3m x 3.7m - into bay)

Front aspect master bedroom is finished in neutral décor with carpet flooring. This lovely room boasts fitted wardrobes providing hanging and storage space.

### En- Suite 6'6" x 5'6" (2.0m x 1.7m)

Modern front aspect en-suite comprising a tiled shower cubicle with thermostatic shower and combination unit. The room has modern tiling to the walls and vinyl flooring.

### Bedroom Two 9'6" x 8'6" (2.9m x 2.6m)

The second rear aspect bedroom is double in size and is neutrally decorated with feature wall and carpeted flooring. Space is available for you to install your own storage solutions if required.

### Bedroom Three 10'2" x 7'2" (3.1m x 2.2m)

The third rear aspect double bedroom has a modern colour scheme to the walls with carpeted flooring. Space is available for either free standing or fitted furniture. Gives access to a Jack and Jill en- suite.

### Bedroom Four 12'9" x 9'2" (3.9m x 2.8m)

The fourth and final bedroom front aspect, is a double room finished in neutral décor with carpeted flooring. Space is available for you to install your own storage solutions if required.

### Jack & Jill En- suite 6'10" x 5'2" (2.1m x 1.6m)

Comprising a pedestal wash hand basin, tiled shower cubicle with thermostatic shower and wc. The room has tiling to the splash backs with neutral decoration beyond and vinyl flooring.

### Family Bathroom 7'2" x 6'10" (2.2m x 2.1m)

Bathroom comprising a pedestal wash hand basin, bath and low flush wc. The room has modern tiling to the splash backs with neutral decoration beyond and vinyl flooring. A rear obscure aspect allows for ventilation and light.

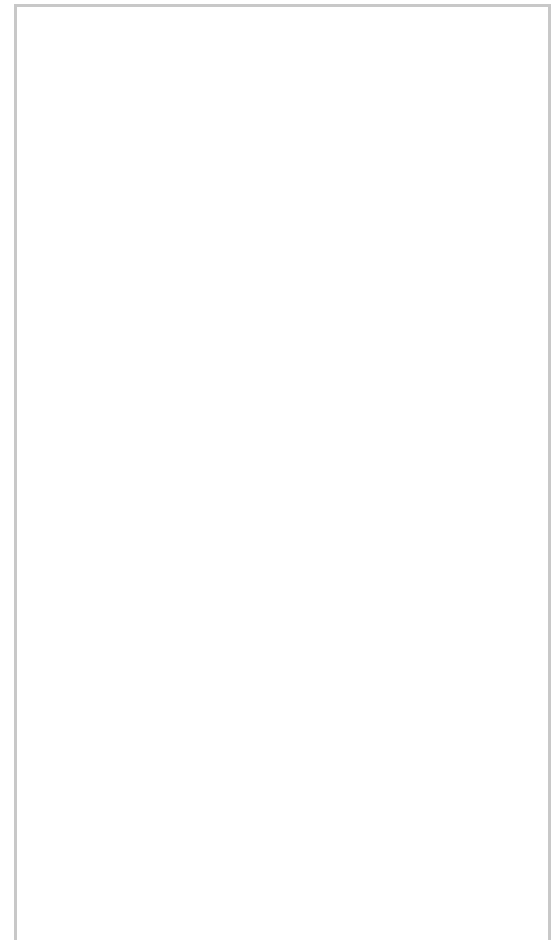
### Exterior & Gardens

Greeting you at the property is a driveway providing off road parking leading to the garage. To the rear of the property is a lovely enclosed low maintenance south facing garden with a large area laid with artificial grass and a resin patio area, perfect for outdoor entertaining.

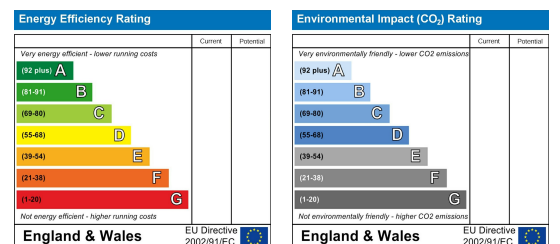
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk