



**St. Pauls Crest, Tankersley, Barnsley, S75 3FJ**  
**Offers In The Region Of**  
**£585,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**





# St. Pauls Crest, Barnsley, , S75 3FJ

## Offers In The Region Of £585,000

Welcome to St. Pauls Crest, Tankersley, Barnsley - a truly stunning property that is sure to captivate your heart! This beautifully designed five-bedroom detached home boasts not only a spacious interior but also a charming exterior that will make you fall in love at first sight.

As you step inside, you are greeted by two reception rooms that offer ample space for entertaining guests or simply relaxing with your loved ones. The property features five generously sized bedrooms, providing plenty of room for the whole family to enjoy.

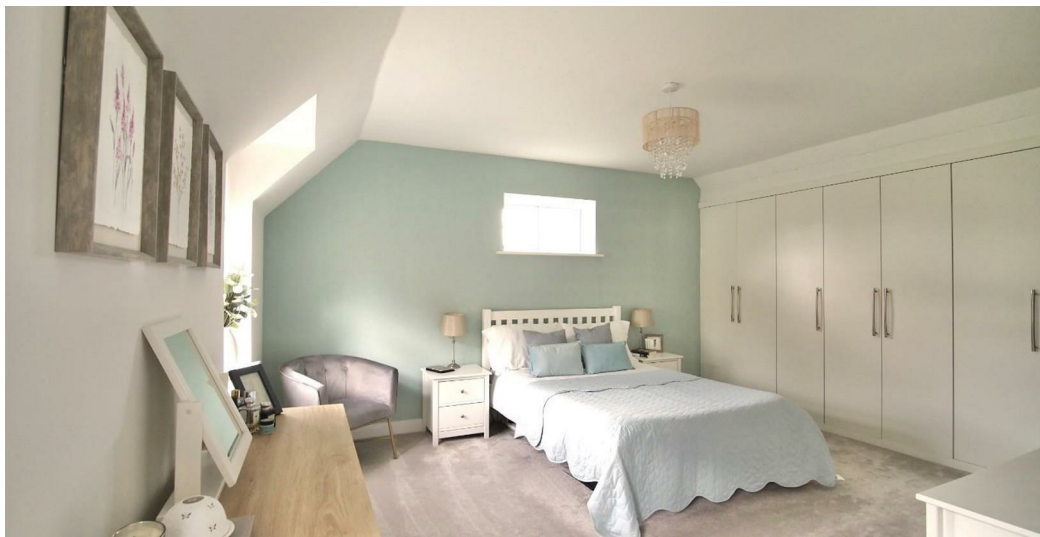
With three bathrooms, there will be no more waiting in line during the morning rush, ensuring a stress-free start to your day. The off-street parking for multiple vehicles is a convenient feature, making coming home a breeze.

One of the highlights of this property is the large, beautifully maintained, private garden, perfect for hosting summer barbecues, letting the children play freely, or simply unwinding in your own outdoor sanctuary.

This idyllic spot has a perfect village location close to the Peak District, with picturesque countryside walks accessible from the doorstep, and numerous nearby local amenities. The property benefits from excellent transport links to Sheffield, Leeds, and Manchester with access to the M1 motorway just a short drive away.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and elegance of St. Pauls Crest for yourself.





### ENTRANCE HALL

Entering the property via a composite door into a welcoming entrance hall with wood effect flooring, a wall mounted radiator, stairs fitted with carpet leading to the first floor with access to under the stairs storage cupboard and a ground floor WC.

### WC

4'11" x 6'3"

Situated on the ground floor is a WC comprising a low flush WC, a pedestal wash hand basin, a wall mounted radiator, wood effect flooring and an elevated opaque double glazed window.

### LOUNGE

15'1" x 16'9"

The lounge benefits a cosy feel with a fully fitted carpet, integrated media features including ethernet connectivity, decorative coving, a wall mounted radiator and an elevated PVCu double glazed bay window.

### UTILITY ROOM

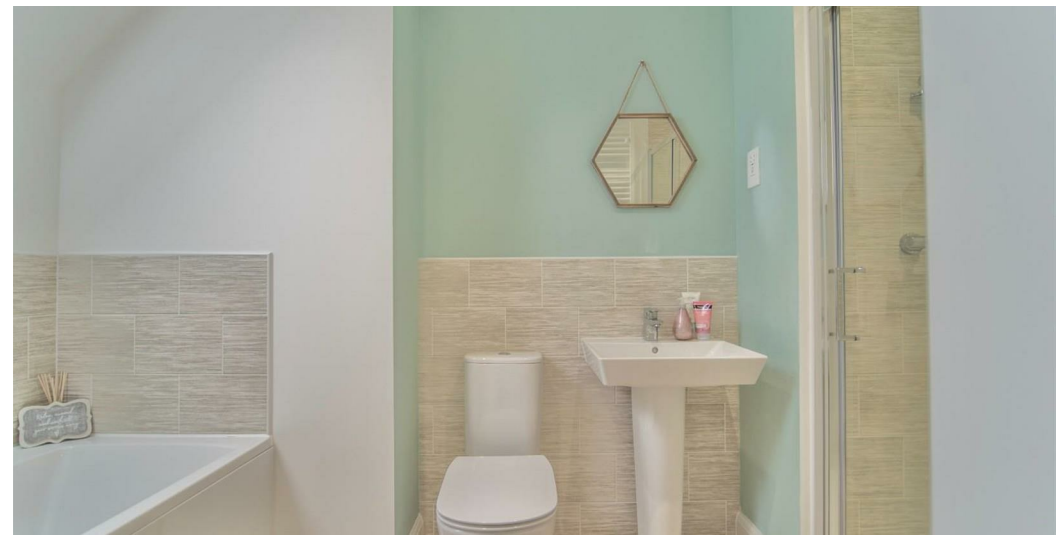
5'9" x 6'11"

With access from the kitchen the utility room benefits base units with plumbing for a washing machine, an inset sink and drainer with mixer tap over, wood effect flooring and partially tiled walls.

### KITCHEN/ DINING/ LIVING ROOM

10'3" x 28'6"

The open plan kitchen / dining / living area is ideal for entertaining and is fitted with a range of high gloss wall and base units including an integral electric



double oven, a six ring gas hob, fridge, freezer and dishwasher. Also with an inset stainless steel sink and drainer with swan neck mixer tap over, spot lighting to the ceiling, partially tiled walls and a rear elevated PVCu double glazed window. The kitchen leads to a spacious dining and seating area. The full width of this room overlooks the private garden, which is accessible via double-glazed French doors.

### LANDING

The landing gives access to all rooms on the first floor and has an additional storage cupboard.

### MASTER BEDROOM

16'0" x 17'10"

A spacious master bedroom provides a fully fitted carpet, large fitted wardrobes, a wall mounted radiator, elevated PVCu double glazed windows and an en-suite bathroom.

### ENSUITE BATHROOM

6'10" x 10'9"

Leading from the master bedroom is an en-suite bathroom benefiting a four piece suite including a low flush WC, pedestal wash hand basin, a panel bath and a step in cubicle shower. Also with partially tiled walls and wood effect flooring.

### BEDROOM TWO

13'11" x 14'9"

The second double bedroom is beautifully decorated providing a fully fitted carpet, a wall mounted radiator, dual aspect, elevated PVCu double glazed windows and an en-suite bathroom.





#### ENSUITE BATHROOM

5'6" x 7'5"

Accessed through bedroom two is an en-suite bathroom comprising a three piece suite including a low flush WC, pedestal wash hand basin and a step in cubicle shower. Also with partially tiled walls, a wall mounted radiator, wood effect flooring and an elevated PVCu double glazed opaque window.

#### BEDROOM THREE

10'3" x 14'9"

Bedroom three is a spacious double room with decorative coving, a fully fitted carpet, a wall mounted radiator and an elevated PVCu double glazed window.

#### BATHROOM

7'4" x 9'10"

The family bathroom features a four piece suite with a low flush WC, pedestal wash hand basin, panel bath and double walk in shower. Also with wood effect flooring, partially tiled walls, a wall mounted towel radiator and an elevated PVCu double glazed window.

#### BEDROOM FOUR

9'8" x 11'9"

Bedroom four is a further double room which has fully fitted carpet, a wall mounted radiator and an elevated PVCu double glazed window.



#### BEDROOM FIVE

6'8" x 8'5"

The fifth bedroom offers a fully fitted carpet, a wall mounted radiator and an elevated PVCu double glazed window.

#### EXTERNALLY

The front elevation provides ample off-road parking which has the potential to be increased, an EV charger, access to a double garage, and a landscaped lawn area to the side.

To the rear elevation there is a large enclosed garden which is well-maintained and landscaped. It offers a good degree of privacy and is adjoined by a peaceful woodland. It comprises a large lawned area, with mature low maintenance edging, a sunken seating area, raised pond, and pergola. The garden offers multiple dining and entertaining areas and benefits from being south facing.

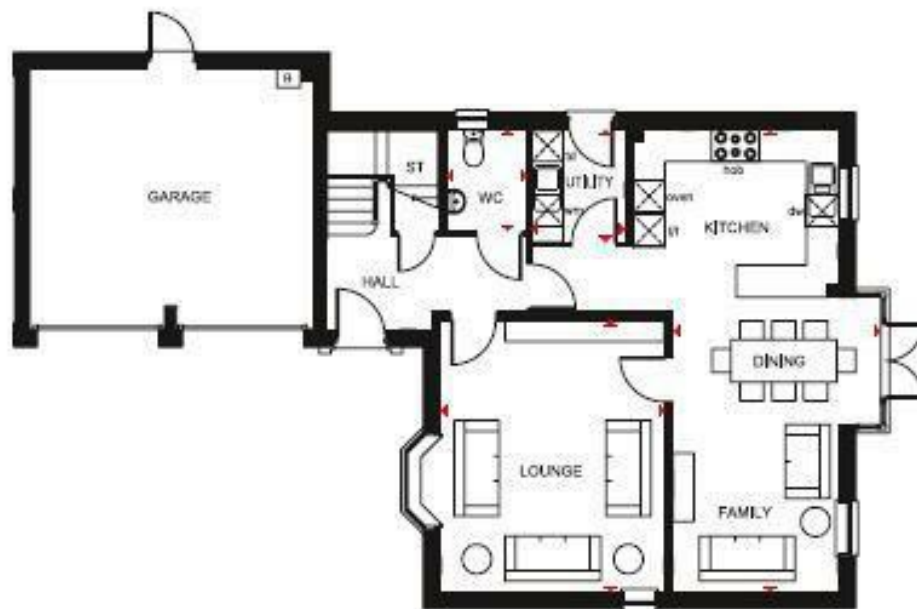


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### DISCLAIMER

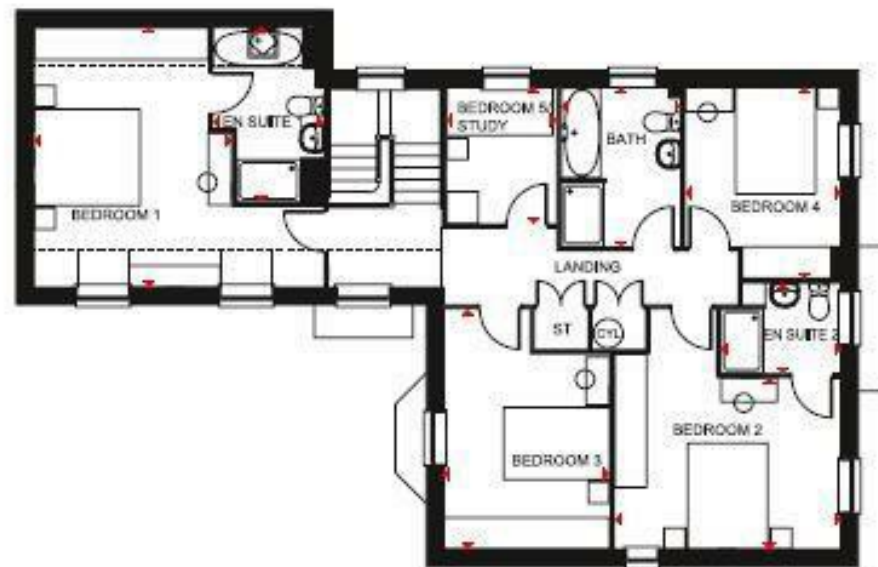
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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#### Ground Floor

Lounge	5102 x 4606 mm	16'9" x 15'1"
Kitchen/Dining/Family	8678 x 6572 mm	28'6" x 10'3"
Utility	2113 x 1761 mm	6'11" x 5'9"
WC	1900 x 1494 mm	6'3" x 4'11"



#### First Floor

Bedroom 1	5453 x 4876 mm	17'10" x 16'0"
En suite 1	3280 x 2081 mm	10'9" x 6'10"
Bedroom 2	4512 x 4260 mm	14'9" x 13'11"
En suite 2	2265 x 1689 mm	7'5" x 5'6"
Bedroom 3	4511 x 3129 mm	14'9" x 10'3"
Bedroom 4	3587 x 2934 mm	11'9" x 9'8"
Study/Bedroom 5	2562 x 2041 mm	8'5" x 6'8"
Bath	2989 x 2240 mm	9'10" x 7'4"

\* Overall floor dimension includes lowered ceiling areas

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01226 447155 | Website: [www.hunters.com](http://www.hunters.com)

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