



2 Twelve Lands Close

Tankersley, Barnsley, S75 3DU

Guide price £430,000



2 Twelve Lands Close

Tankersley, Barnsley, S75 3DU

Guide price £430,000



GUIDE PRICE £430,000-£450,000

WOW! This stunning four bedroom detached property is perfect for a growing family. Including lounge, dining kitchen, second reception room, downstairs WC, utility room, four bedrooms - one with en suite, bathroom, garage, driveway for two cars and rear garden.

Situated on a popular residential estate in Tankersley amenities such as restaurants, pubs, supermarkets, school and shops are all a short drive away. The motorway links are close by being ideal for commuters.

FREEHOLD
COUNCIL TAX BAND F

Entrance Hallway

External door into the hallway. Door into the lounge and kitchen. Stairs leading to the first floor landing.

Lounge

Front facing window. Feature fireplace with fire. Door into the second living space.

Dining Kitchen

Modern wall and base units with space for fridge freezer, oven, hob with extractor fan, sink with drainer, dishwasher. Space for a dining table and chairs. Doors into the utility and second reception room. Rear facing window.

Second Reception Room

Rear facing window. Potential to be a play room, study, second sitting room.

Utility

Wall and base units with space for a washing machine. Door leading into the garage and WC. External door leading to the side of the property.

WC

WC and sink .

First Floor Landing

Doors into the bedrooms and bathroom. Built in storage cupboard.

Bedroom One

Space for a double bed and wardrobes, Door into the en suite. Front facing window.

En Suite

Walk in shower cubicle, WC and sink. Side facing window.

Bedroom Two

Front facing window. Space for a double bed and wardrobe. Sliding doors opening up into bedroom three to create a shared space.

Bedroom Three

Currently set up as an office but previously fitted a double bed and wardrobe. Rear facing window. Sliding doors to open up into bedroom two to create a shared space.

Bedroom Four

Rear facing window. Space for a bed and wardrobe. Built in storage cupboard.

Bathroom

Fully tiled bathroom including WC, vanity storage sink, Bath with shower over. Rear facing window.

Garage

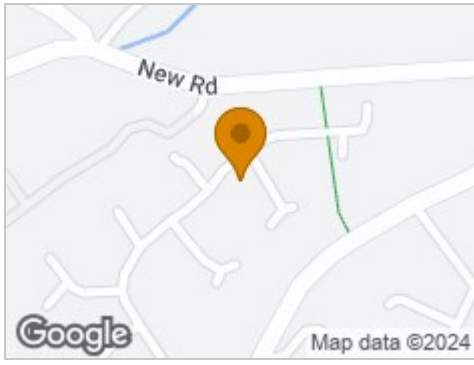
Double up and over doors. Power and lighting.

Exterior

To the front of the property there is a lawn and driveway for two cars. Access to the garage and side of the property via a pathway. Outside porch area leading to the front door. To the rear of the property there is a patio area and lawn with shrubbery borders.



Road Map



Hybrid Map



Terrain Map



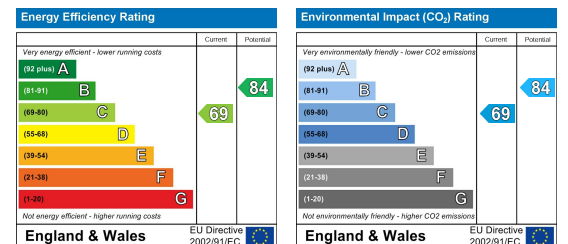
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.