



## 2 Twelve Lands Close

Tankersley, Barnsley, S75 3DU

**Guide price £430,000**



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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

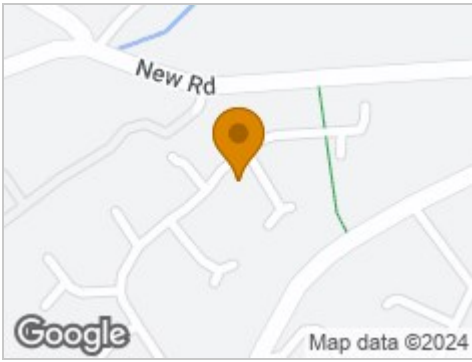
Double up and over doors. Power and lighting.

### 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



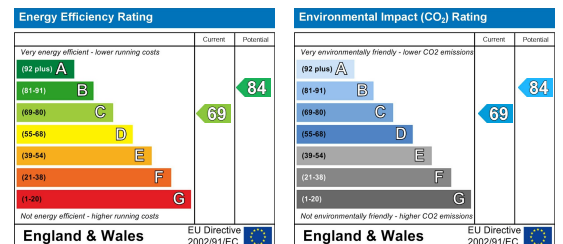
## Floor Plan



## 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



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