



£535,000

48a Wakefield Road S75 6JY

Detached House | 5 Bedrooms | 3 Bathrooms

01226 654891 |



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Step Inside

Key Features

- Utility: Wall mounted cupboards and storage, tiled flooring and quartz worktops.
- Living area: Large living area, having carpeted flooring, neutral decor, limestone feature fire, and views to the front of the property.
- Play room: Originally an integral garage space converted into a children's play room, with separate storage area and views to the front of the property.
- Downstairs WC: Low flush WC, wash basin and tiled flooring.

- Study: Large study area, having carpeted flooring neutral decor and views to the side of the property.

- Master bedroom: Large master bedroom having exceptional views of South Yorkshire and the golf course. This kingsize room has two walk in wardrobes, and its own private en-suite with bath, shower, low flush wc and wash basin.

- Jack and Jill: Accessed through bedroom two and bedroom three, having shower, low flush wc and wash basin with tiled flooring and neutral decor.

- Bedroom three: Large double bedroom currently used as a nursery with carpeted flooring and neutral decor with views to the rear of the property.

- Bedroom four: Large double currently used as a cinema room with carpeted flooring neutral decor and views to the rear of the property.

- Family bathroom: Floor to

ceiling tiled family bathroom
having corner bath,
freestanding shower, low
flush wc and wash basin
with views to the rear of the
property.

- Double Garage: Large
double garage with space
for two SUV's. Child safety
roller shutter electric doors,
having lighting and CCTV.
- Opposite Golf Course
- Exceptional Views
- Three walk in wardrobes
- Three bathrooms

Property Description

*** Guide Price £535,000n - £545,000 *** Ross and Coates proudly presents this BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED property with double garage, cctv and private secluded front and rear garden through composite gates situated in Staincross, Barnsley.

Main Particulars

Entrance hall:

Long elongated entrance hall, having access to living area, downstairs wc, play area, kitchen, study and under stairs storage.

Kitchen:

Large kitchen area, having tiled flooring and neutral decor with access to a utility area and conservatory. Having wall mounted high gloss white cupboards and granite work tops, peninsula island, integrated dishwasher, fan assisted double oven, stainless steel double sink, combi microwave and American style fridge freezer. With views to the rear of the property.

Conservatory:

Large conservatory area having ample lighting, two velux skylights, accessed through french doors from kitchen area, and french doors onto private courtyard rear garden.

Rear Garden:

Private courtyard, having all round access wrap around the house, storage shed, grass and patio area.

Utility:

Wall mounted cupboards and storage, tiled flooring and quartz worktops.

Living area:

Large living area, having carpeted flooring, neutral decor, limestone feature fire, and views to the front of the property.

Play room/ bedroom

Originally an integral garage space converted into a children's play room, with separate storage area and views to the front of the property, with potential to transform storage to en-suite.

Downstairs WC:

Low flush WC, wash basin and tiled flooring.

Study/ bedroom

Large study area, having carpeted flooring neutral decor and views to the side of the property. Potential to be used as a sixth bedroom.

Master bedroom:

Large master bedroom having exceptional views of South Yorkshire and the golf course. This kingsize room has two walk in wardrobes, and its own private en-suite with bath, shower, low flush wc and wash basin.

Bedroom two:

Large double bedroom having views to the front of the property, carpeted flooring and neutral decor and access to a jack and jill.

Jack and Jill:

Accessed through bedroom two and bedroom three, having shower, low flush wc and wash basin with tiled flooring and neutral decor.

Bedroom three:

Large double bedroom currently used as a nursery with carpeted flooring and neutral decor with views to the rear of the property.

Bedroom four:

Large double currently used as a cinema room with carpeted flooring neutral decor and views to the rear of the property.

Family bathroom:

Floor to ceiling tiled family bathroom having corner bath, freestanding shower, low flush wc and wash basin with views to the rear of the property.

Double Garage:

Large double garage with space for two SUV's. Child safety roller shutter electric doors, having lighting and CCTV.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , Brunswick Close, Barnsley, S71 1NQ

06/07/2023

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

48a, Wakefield Road Staincross BARNSELEY S75 6JY	Energy rating C	Valid until: 26 August 2024 Certificate number: 0624-2872-7689-9294-7135
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Property type

Detached house

Total floor area

184 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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