



26 Tinker Lane, Barnsley, S74 0PD
Offers In Excess Of £290,000 Freehold


MARTIN&CO

Tinker Lane, Hoyland, Barnsley

6 Bedrooms, 3 Bathroom

Offers In Excess Of £290,000

- Executive 6 bedroom link detached
- Three bathrooms
- Two sitting rooms
- Spacious dining room
- Kitchen with fitted appliances
- Utility room
- Stunning views

If you are looking for executive living in the popular village of Hoyland then this is a property you will not want to miss. Take advantage of not having to pay stamp duty and buy the house that provides you with everything you need from family living space to a home office, wonderful views and fantastic outdoor living space.

Spread out over three floors the property comprises a cozy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	45	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	45	77
EU Directive 2002/91/EC		

sitting room, separate family room, surprisingly large dining room with French doors leading into the kitchen. The kitchen has everything you need with ample storage, range cooker, extractor, two wine coolers, integrated dishwasher, integrated fridge and integrated freezer. There is a separate utility room again will plenty of storage space, small sink and integrated fridge/ freezer, you also have a separate wc all on the ground floor.

The first floor provides a master bedroom with fitted wardrobes and ensuite, a second double bedroom with built in wardrobes and second ensuite, a third double bedroom with fitted wardrobes, a single bedroom with fitted wardrobes, a second single room currently being used as a play room and a spacious family bathroom with wc, pedestal until, corner bath and walk in shower.

The second floor can be accessed through the main property as well as a separate staircase, this is a spacious living space with storage in the eaves, velux windows to allow plenty of light and also a separate

office area which is perfect for anyone needing a home office.

Outside you benefit from a long paved driveway and single detached garage to allow for off road parking, the garden is sectioned off with an astro turf area and stone built summer house allowing you to extend your living space to the outdoors. At the front of the property you will enjoy stunning views

This is a property not to be missed and viewings are essential to appreciate what is on offer. Call now to arrange a viewing.

SITTING ROOM 11' 11" x 12' 7" (3.64m x 3.85m) You can enter the sitting room from the front porch, this cozy area has easy access into the dining room, with feature fireplace.

FAMILY ROOM 12' 3" x 12' 7" (3.75m x 3.85m) Family

room at the front of the property again providing a cozy snug area for the family with under star storage and easy access into the dining room.

DINING ROOM 24' 3" x 12' 0" (7.40m x 3.66m) This is a dining room to impress, perfect for family time, entertaining guests with two sets of double doors leading into the kitchen area creating a fantastic social area. From this room you have the central staircase leading to the first floor.

KITCHEN 15' 10" x 9' 6" (4.84m x 2.92m) The kitchen is the heart of the home and this one will not disappoint. You can access the kitchen from a side door to the property, with a range of Cherry wall and base units there is plenty of storage for your needs, complimented with black worktops. Included is a range cooker with extractor, integrated appliances such as dishwasher, fridge, freezer. It does not stop there you also have 2 wine coolers for all your guests needs! The two double windows provide views to the garden and allow plenty of natural light.



UTILITY ROOM 4' 6" x 9' 3" (1.39m x 2.83m) Access from the kitchen is a separate utility room, The theme of the cherry units continues into this room again providing more storage, a separate sink and another integrated fridge/ freezer, plumbing for all your white goods.

WC 4' 1" x 5' 3" (1.25m x 1.61m) Ground floor wc

MASTER BEDROOM 11' 2" x 11' 10" (3.42m x 3.63m)
A master bedroom with fitted wardrobes and draws , access to ensuite

ENSUITE 3' 10" x 9' 7" (1.17m x 2.93m) Ensuite to the master bedroom with white two piece suite and walk in shower

BEDROOM 2 12' 1" x 11' 10" (3.69m x 3.63m) A second double bedroom with fitted wardrobes and ensuite

ENSUITE 4' 0" x 9' 7" (1.23m x 2.93m) Ensuite to the second bedroom with white three piece suite and shower tap

BEDROOM 3 11' 7" x 9' 1" (3.55m x 2.77m) Third







TOTAL FLOOR AREA : 2480 sq.ft. (230.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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