



A MODERN SEMI DETACHED TOWNHOUSE WITH MAGNIFICENT PRESENTATION, RECENTLY REFURBISHED TO AN EXCEPTIONAL STANDARD AND INCLUDING A STUNNING SINGLE STOREY EXTENSION, THERE ARE SPACIOUS ROOM SIZES OVER FOUR FLOORS, IT IS BEAUTIFULLY DECORATED AND READY TO MOVE INTO. THE PROPERTY BOASTS A REMODELLED AND LANDSCAPED ENCLOSED REAR GARDEN, ATTACHED SINGLE GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

Summary

Nestled on New Road in Staincross, this modern semi-detached home, offers a perfect blend of contemporary living and spacious accommodation across four well-designed floors. With four generously sized bedrooms, including two en-suites, this property is ideal for families seeking comfort and convenience.

The heart of the home is undoubtedly the stunning open-plan living kitchen diner, which extends over an impressive 12 meters. This remarkable space is enhanced by bi-fold doors that seamlessly connect the indoors to the beautifully remodelled and landscaped rear garden, creating a perfect haven for entertaining guests or enjoying quiet family time.

In addition to the spacious reception rooms, the property boasts three bathrooms, ensuring ample facilities for all residents. The semi-converted garage, currently utilised as a gym, offers versatility and includes a separate utility room with additional storage, catering to all your practical needs.

Parking is a breeze with off-road space for two vehicles, complemented by the attached garage, providing further convenience. The home also benefits from exceptional far-reaching views, adding to its charm and appeal.

This property is a true gem, combining modern amenities with a welcoming atmosphere, making it an excellent choice for those looking to settle in a desirable area. Don't miss the opportunity to make this stunning house your new home.

HALLWAY 17'0" apx x 5'10" max including stairs



You enter the property through a composite front door into the good size and welcoming hallway, giving a first glimpse of the presentation this gorgeous home has to offer. Having feature panelled effect walls, a feature that continues throughout the property, there is plenty of room to remove coats and shoes plus a useful understairs area that could easily be used as a study area. There is laminate flooring, two pendant ceiling lights, a wall mounted radiator a staircase leading to the first floor and internal doors giving access to the garage and ground floor bedroom.

UTILITY AND STORE 9'7" apx x 5'6"



Useful extra space, utilising a space previously at the rear of the garage and having wall and base units, complimentary worktop, plumbing for a washing machine and space for a dryer. There is also bespoke shelving from the worktops to the ceiling giving much needed storage options. Internal doors lead to the garage and hallway.

GARAGE 11'11" x 9'7"



Having been partially converted into a gym for its present use, this space will easily convert back into a garage to store a car or just for storage. There is an electric up and over door, designer ceiling light and a feature vertical slatted panel. An internal door leads to the utility room.

BEDROOM FOUR 14'11" max into recess x 9'6" apx



Such a versatile and multi function room, this ground floor bedroom, with the addition of the en-suite, would be perfect as a teenager space, multi generational living or as an office. With the addition of the fully working sink with mixer tap in the recess, the potential uses increase and would be ideal for anyone with pets, bicycles or working from home. There is laminate flooring, panelled walls and a double glazed window to the side bringing in natural light. Internal doors lead to the hallway and en-suite.

EN-SUITE 5'10" apx x 5'6" apx



Having a three piece suite in white consisting of a tiled corner shower enclosure with electric shower, vanity wash basin with storage under and mixer tap plus a twin flush low level WC. There is tiling on the walls to dado height, laminate flooring and a chrome towel radiator. There is an extractor fan and an internal door leads to bedroom four.

FIRST FLOOR LANDING 16'3" x 6'2" max including stairs



Stairs ascend from the hallway to this long first floor landing having a double glazed window to the front bringing in lots of natural light and giving the first glimpse of those views. There is carpet flooring, panelled walls, a wall mounted church style radiator, stairs leading up and down and internal doors to the dining area and kitchen/lounge.

OPEN PLAN LIVING KITCHEN DINER 40'5" apx x 15'1" apx narrowing to 9'5"



A truly astonishing space, completely refurbished and enhanced magnificently by the single story extension to the rear both adding space and bathing the space with natural light through both the bi-fold doors and the two Fakro roof windows, in addition to the French doors to Juliet balcony to the front which benefit from the far reaching views.

LOUNGE AREA



Situated in the extension, this fantastic space capitalizes on the bi-fold doors which floor the whole area with natural light and is enhanced by the entertainment centre with bi-ethanol fire at the base and spaces for the TV and sound bar. There is plenty of space for freestanding furniture, laminate flooring runs underfoot and there are inset ceiling spotlights. Again, there is the feature panelled wall and the bi-fold doors are flush with the space outside, beautifully linking the inside and outside spaces. This area is open to the kitchen.



KITCHEN AREA



Another exceptional refurbishment, having a great range of wall and base units including a large separate storage unit, complimentary quartz worktops, matching splashbacks with ceramic Belfast style sink and mixer tap. Integral appliances include two ovens, a five ring induction hob, upright fridge freezer, wine fridge and dishwasher. The centre piece is the large breakfast bar with space for chairs and which incorporates the double oven, ceramic hob and having extra storage cupboards. Laminate flooring runs underfoot, there is an upright designer radiator with lighting being a combination of inset ceiling spotlights and two ceiling pendant lights over the breakfast bar. An internal door leads to the landing and the space sits in the middle of the dining area and lounge area.



DINING AREA



With space for a decent size dining table and chairs, this space is currently using as a formal dining area, however, with the French doors and superb views there are many potential uses. There is laminate flooring, a wall mounted radiator and inset ceiling spotlights. An internal door leads to the landing and this space is open to the kitchen.

SECOND FLOOR LANDING 16'4" apx x 6'3" apx



Stairs ascend from the first floor landing to the second floor landing which like the one below, attracts excellent views via the double glazed window to the front. There is carpet flooring, panelled walls, a wall mounted church style radiator and internal doors to the two bedrooms and bathroom.

BEDROOM ONE 15'11" apx x 10'6" apx



Impressive double bedroom with two double glazed windows flooding the room with natural light and giving views of the garden. There is carpet flooring, a feature panelled wall, pendant lighting, wall mounted church style radiator and plenty of space for freestanding bedroom furniture. Internal doors lead to the bathroom and landing.

JACK AND JILL BATHROOM 9'3" apx x 7'7"



Superbly appointed and stylish bathroom, giving access to the landing for the family and the occupiers of the attached bedroom. There is a four piece suite in white consisting of a freestanding bath with wall mounted taps and shower hose, separate double shower encloser with rainwater shower over, wall mounted taps and shower hose, a larger than standard vanity wash basin with drawers under, mixer tap and marble top plus a twin flush low level WC. There is full height tiling to the walls, tiling to the floor, a chrome towel radiator and double glazed window with obscure glass. There is an extractor fan and internal doors take you to the landing and the bedroom.

BEDROOM THREE 9'4" apx x 8'5" apx



Well proportioned third bedroom with space to fit a small double or single bed having a built in double wardrobe with additional shelving. Being at the front of the property, this room enjoys those fabulous views via the double glazed window which also brings in plenty of natural light. There is carpet flooring, pendant ceiling lighting, a wall mounted church style radiator and an internal door leads to the landing.

THIRD FLOOR LANDING

Stairs ascend from the second floor landing to the third floor landing having carpet flooring, panelled walls and an internal door leading to the bedroom.

BEDROOM TWO 20'4" max limited headroom x 12'5" max including e



Situated on the top floor with those stunning views accessed via the two Fakro window to the front, this sizeable double bedroom is an alternative main bedroom and benefits from having the en-suite. There is plenty of space from freestanding furniture, carpet flooring runs underfoot, there is a wall mounted radiator and an additional Fakro roof window to the rear brings in extra natural light. Internal doors lead to the landing and en-suite.

EN-SUITE 5'6" apx x 4'10" apx



Having a three piece suite in white consisting of a tiled corner shower enclosure with electric shower, vanity wash basin with storage under and mixer tap plus a twin flush low level WC. There is tiling on the walls to dado height, tiling on the floor and a chrome towel radiator. There is an extractor fan, Fakro roof window with blind, and an internal door leads to the bedroom.

GARDEN



Similar to the internal of this magnificent home, the garden has also been refurbished and landscaped to a very high standard. As described in the lounge area, the bi-fold doors open up flush between inside and out, beautifully linking the inside and out. There is quality paving, an artificial lawn area and elevated decking seating area, a perfect place to relax. There is an outside tap, external power points and 'day and night' wired in lighting to the perimeter.





VIEW



Stunning far reaching views from a front facing windows.

~ Material Information ~

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band C

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway and garage

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

Single storey extension to the rear

There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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 produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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

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

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