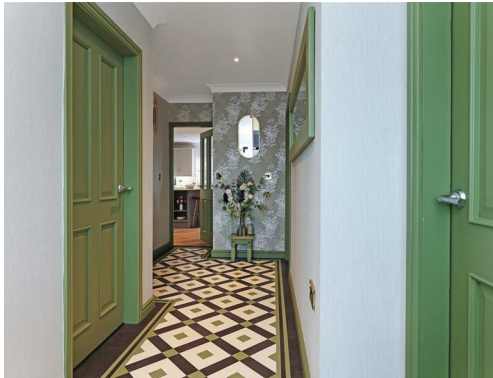


52 Wakefield Road,
Staincross S75 6JY

OFFERS AROUND
£625,000



FOUR-BEDROOM HOME IN SOUGHT-AFTER STAINCROSS OFFERING SPACIOUS OPEN-PLAN LIVING, GENEROUS BEDROOMS, AND MODERN FACILITIES. SET ON A LARGE PLOT WITH GARDENS, OUTBUILDINGS, PARKING, AND COUNTRYSIDE VIEWS, WITH GREAT LINKS TO WAKEFIELD AND BARNSELY.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING: TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 18'4"apx x 6'0" max



You enter the property through a UPVC door into an impressive entrance hall, offering ample space to remove coats & shoes.. The area features modern décor, luxury geometric vinyl tile flooring, and a combination of spotlights and feature wall lighting, complemented by a wall-mounted column radiator. Doors lead off to bedroom one, bedroom two, the house bathroom, lounge, and kitchen diner.

BEDROOM ONE 11'4" apx xx 11'0"apx



The master bedroom is a beautifully presented, front-facing double, offering a calm and inviting retreat. The room provides ample space for freestanding furniture and is enhanced by a large window overlooking the front aspect. Finished with elegant décor and carpeting underfoot, the space is further complemented by a stylish column radiator. Doors lead to the entrance hallway.

BEDROOM TWO 9'11"apx x 11'5"apx



A further double bedroom situated to the front of the house, modern decor, currently used as an second living space. There is space for bedroom furniture. Spot lighting and column radiator. Doors lead to the entrance hallway.

HOUSE BATHROOM 7'4"apx x 7'7"apx



The modern shower room features a stylish white suite, comprising a newly fitted walk-in shower with a sleek black surround, rainfall showerhead, and handheld attachment. A low-level WC and a sink set within a vanity unit providing ample storage. The space is fully tiled and benefits from spot lighting, while two obscured-glass windows allow for natural light and privacy. A contemporary black heated towel rail completes the room. A door leads back to the entrance hallway.

KITCHEN DINER 21'3" apx x 22'6" max



The impressive kitchen is a true centrepiece of the home, beautifully designed around a stunning central island that creates the perfect space for both everyday living and entertaining. A wide range of grey shaker-style wall and base units, finished with delicately detailed handles, are complemented by elegant marble worktops.

High-end integrated appliances include a full-length fridge and separate full-length freezer, an integrated AEG dishwasher, and a Rangemaster cooker with induction hob and extractor fan. A Belfast-style sink with a feature gold mixer tap. The room is enhanced by three windows, one of which enjoys far-reaching views, along with spot lighting and feature coving to the ceiling. A cupboard discreetly houses the combi boiler. LVT wood-effect flooring completes the space. A UPVC door leads to the rear garden, internal doors lead to the lounge and entrance hallway.

LOUNGE 22'9" apx x 14'2"apx



The beautifully appointed contemporary lounge is exceptionally spacious, offering a stylish and versatile living environment. A bespoke media wall with a sleek glass-fronted electric fireplace creates an attractive focal point. A feature ceiling beam adds character, while the room is bathed in natural light from a large uPVC window and French doors opening directly onto the side aspect. Finished to a high standard, the space boasts quality wood flooring, column radiators, and a calming neutral décor. An oak staircase rises to the first-floor landing. Doors lead to the entrance hallway and kitchen diner.

FIRST FLOOR LANDING 12'11"apx x 9'0"apx



Stairs ascend from the lounge with an oak timber balustrade rising to the first-floor landing, finished with solid oak flooring. The landing benefits from a Velux window providing natural light. Double wooden doors open to a large built-in storage cupboard, with additional useful eaves storage also available. A door leads to the sitting room.

SITTING ROOM/ BALCONY 17'8" max x 12'1"apx



Currently used as a sitting area/office, this versatile space could be converted into a further bedroom if required. It enjoys charming views of the surrounding fields from a well-positioned balcony. Finished with neutral décor and white LVT flooring, the room benefits from access to eaves storage, as well as an additional large storage cupboard to the side. Offering spectacular views over the surrounding fields and local golf course. The space is further enhanced by two Velux windows, spot lighting, and a column radiator. A further door leads to Bedroom Three. This flexible area would also lend itself perfectly as a teenager's suite, loft room, or games room.

BEDROOM THREE 9'0" apx x 14'7" max (limited headroom)



Bedroom Three is a single bedroom accessed off the sitting room, offering space for freestanding furniture. The room benefits from a Velux window providing natural light and spot lighting for a modern finish. Doors lead through to the en-suite shower room and back to the sitting room.

EN-SUITE 7'1"apx x 5'1"apx (limited headroom)

This handy en-suite is accessed from Bedroom Three and features a white suite comprising a walk-in shower cubicle, low-level WC, and pedestal wash basin with mixer tap. A Velux window provides natural light, complemented by vinyl flooring, a heated towel rail, and spot lighting. An internal door leads through to Bedroom Three.

HOME OFFICE/WORKSHOP 8'0"apx x 10'0"apx

A perfect addition to this family property, this brick-built outbuilding offers generous and versatile space to be used as desired. Currently arranged as a home office/workshop, the space benefits from carpet flooring, strip lighting, and fitted worktops, making it ideal for a range of uses. Additional features include loft access above and WiFi connectivity, enhancing its practicality for modern working or hobby needs. A upvc door leads to the rear garden.

ANNEX 28'8" max 10'1" max



This superb annex provides a stunning and versatile living space/Bedroom Four, featuring a kitchen and WC. A highly useful addition to any busy family home, this self-contained annex offers flexible living accommodation with excellent functionality.

KITCHEN AREA 10'6"apx x 10'1" max



A modern kitchen area, offering an array of wall and base units providing plenty of storage space, complimentary work surface over, built in sink and mixer tap, integrated washing machine, integrated dryer with further doors leading to bedroom four/ lounge area.

BEDROOM FOUR / LOUNGE AREA 18'1" apx x 9'5" apx



Bedroom Four/Lounge area benefits from matching units to the kitchen area, providing useful storage. The space features tiled flooring, modern décor, a uPVC window, and a column radiator. Doors lead through to the kitchen area.

W.C 4'7" apx x 2'8" apx

A handy WC located off the kitchen provides a convenient addition to the home, featuring tiled flooring and a low-level WC.

GARAGE 11'3"apx x 10'1" apx

Offering secure parking or additional storage, the space benefits from an electric roller door, lighting, and power sockets.

REAR GARDEN



To the rear of the property, the garden is predominantly paved and thoughtfully designed for low maintenance, featuring a raised sun terrace that acts as a natural sun trap and enjoys far-reaching views. A double external electric socket provides added practicality, while a dedicated raised area accommodates a six-seater hot tub, creating an exceptional space for relaxation and entertaining throughout the warmer months.

FRONT GARDEN & PARKING



The extensive front garden occupies a large plot and is accessed via electronically operated gates with an intercom system, leading onto a sweeping driveway providing ample off-road parking for up to six vehicles. An EV charging point is also available. The walled frontage offers excellent security and privacy, while the surrounding boundaries are adorned with established trees, hedges, and shrubs, creating impressive kerb appeal. To the side, there is an easy-to-maintain lawned area with steps rising to the front entrance door. Additional gated access leads to both the garage and the side of the house.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

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

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band E

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage and large driveway for upwards of six vehicles

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
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.

Barnsley council -"E"

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. *



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	

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	

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