



MODERN THREE BEDROOM DETACHED HOME WITH SUPERB PRESENTATION AND A MAGNIFICENT DINING KITCHEN, GENEROUS LOUNGE, DELIGHTFUL WELCOMING HALL WITH CLOAKS CUPBOARD AND WC. HOUSE BATHROOM AND THREE BEDROOMS ON THE FIRST FLOOR, THE GENEROUS MASTER WITH FITTED WARDROBES AND A GOOD SIZE EN SUITE. THERE IS OFF ROAD PARKING FOR TWO CARS AND ENCLOSED, LANDSCAPED GARDEN.

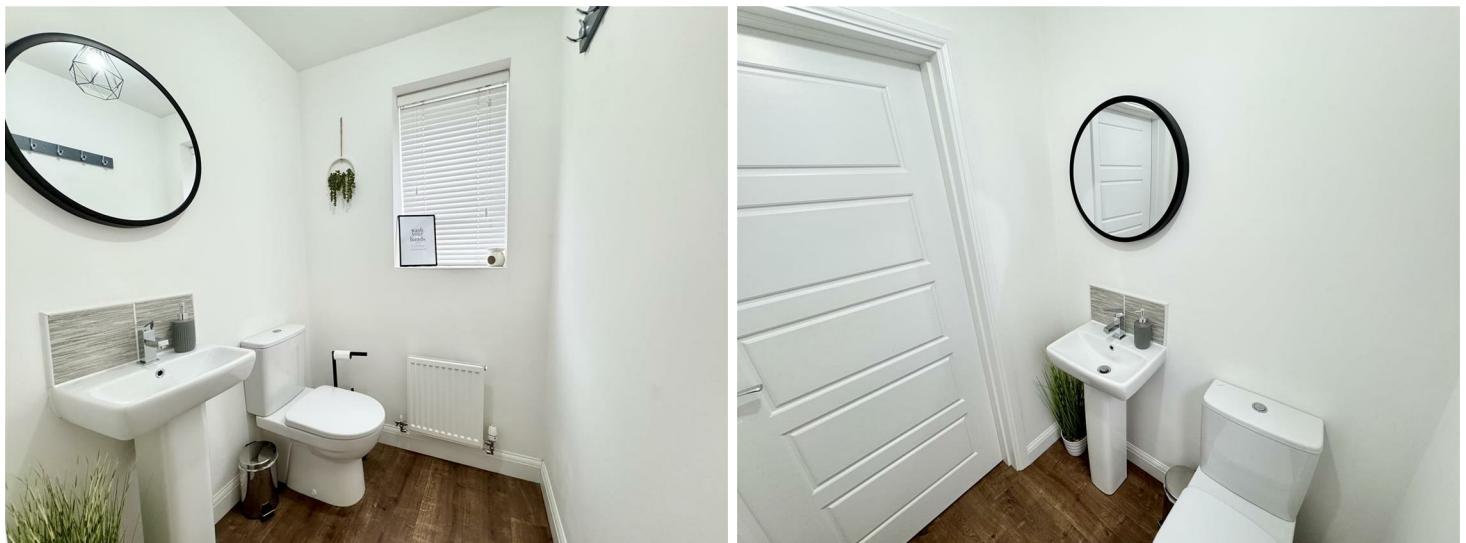
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING B

HALL 11'3" max x 9'0" max irregular shaped room



You enter the property through a composite front door into this impressive and welcoming entrance, having a cloaks cupboard for shoes and coats, single radiator and carpeted stairs leading to the first floor. There is a ceiling pendant light and laminate flooring, a feature which continues into the cloaks and kitchen diner, and internal doors lead to the WC cloaks, lounge and kitchen diner.

GROUND FLOOR WC 4'7" x 4'7"



Well proportioned WC, situated off the hall and having a two piece suite in white consisting of pedestal wash basin with mixer tap, twin flush low level WC, tiling to splashbacks and laminate flooring. There is a wall mounted radiator, natural light is drawn from the double glazed window with obscure glass and an internal door leads to the hallway.

LOUNGE 17'1" x 10'10"

Impressive in size, this wonderful living room is bathed in natural light from the double glazed window to the front and French doors to the rear which lead to the garden. There is carpet flooring, two wall mounted radiators, two ceiling pendant lights and an internal door leads to the hallway.

KITCHEN DINER 16'11" max x 10'10" max irregular shaped room



Excellent kitchen diner and definitely one of the stand out features of the home with the kitchen part having an excellent range of wall and base units with a high gloss grey finish, complimentary wood effect worktops and splashbacks with an inset stainless steel one and a half bowl sink and mixer tap. There are numerous integrated appliances including an electric oven, four ring gas hob with pull out extractor hood over, dishwasher and washing machine. There is space for an upright fridge freezer and a double glazed window to the front brings in plenty of natural light which is added to by the French doors with side panels to the rear, which lead to the garden. The laminate flooring that flows from the hall continues over the whole area, there is a double radiator, pendant ceiling lights and plenty of space for a sizeable dining table, chairs and living area furniture. An internal door leads to the hallway.



LANDING



Stairs ascend from the hallway into the light and bright landing, with carpet flooring, a double glazed window to the rear, single radiator and pendant ceiling light fitting. There are doors to all bedrooms and the house bathroom.

BEDROOM ONE 16'0" plus wardrobes x 11'9" max irregular shaped

Exceptional master bedroom with lots of space and light and having superb, quality fitted triple wardrobes with sliding doors, carpet flooring and a wall mounted radiator. Natural light is brought in via the double glazed window to the front, there is a pendant ceiling light and internal doors lead to the en-suite and landing.

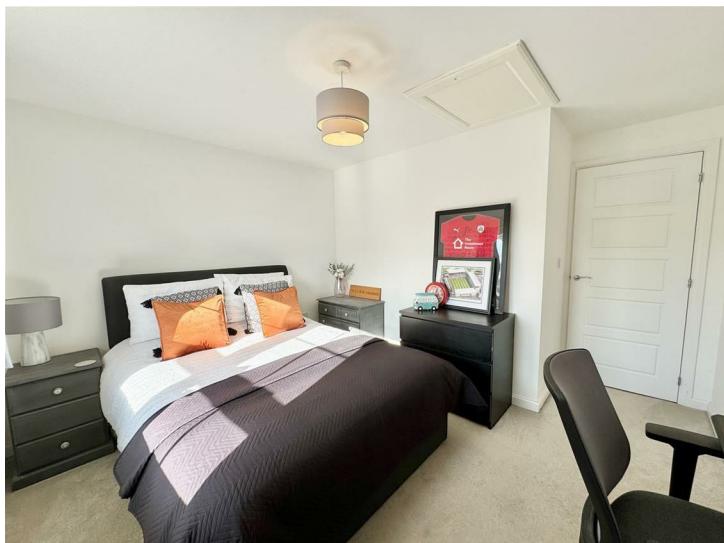


EN SUITE 7'7" x 6'2" max irregular shaped room



Impressively sized en-suite having a three piece suite in white consisting of tiled double shower enclosure with electric shower, pedestal wash basin with mixer tap and twin flush low level WC. A double glazed window with obscure glass brings in the natural light, there is a wall mounted radiator, extractor fan and ceiling lighting. There is vinyl flooring underfoot and an internal door leads to the bedroom.

BEDROOM TWO 13'0" max x 9'8" max



Second double bedroom and again attractively presented with plenty of room for freestanding bedroom furniture in addition to the built in over stairs cupboard. There is a double glazed window drawing in natural light, a fitted carpet, wall mounted radiator and pendant ceiling light. There is access to the loft and an internal door leads to the landing.



BEDROOM THREE 7'9" x 7'3"



Third and last of the bedrooms, this time situated at the rear of the property with a double glazed window overlooking the garden. There is a fitted carpet, wall mounted radiator and pendant lighting plus space for free standing bedroom furniture. An internal door leads to the landing.

BATHROOM 6'10" x 6'1"



Modern house bathroom matching the presentation of the rest of the house. There is a three piece suite in white consisting of pedestal wash basin with mixer tap, twin flush low level WC and the panel bath. There is a wall mounted radiator, vinyl flooring, ceiling light and extractor fan. The walls are tiled splash areas, and an internal door leads to the landing.

PARKING AND GARDEN



There is parking to the side for two cars minimum in addition to the on street parking to the front. The rear garden has been beautifully landscaped and includes patio area, artificial grass lawn area and raised timber sleepers.



~ Material Information ~

TENURE:

Freehold

ADDITIONAL COSTS:

There is a management fee to be paid annually

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band C

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

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.

~ 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	85	95	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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