

7 Grove Street,
Worsbrough S70 4SN

OFFERS AROUND
£284,000



**** READY TO MOVE INTO**** A UNIQUE THREE BEDROOM DETACHED FAMILY HOME BUILT BY THE PREVIOUS OWNER AND HAVING UNDERGONE A FULL REFURBISHMENT BY THE PRESENT OWNERS. THE HOUSE IS DECEPTIVELY SPACIOUS, WELL-PRESENTED AND TASTEFULLY DECORATED BENEFITTING FROM A DOUBLE GARAGE AND OFF ROAD GATED PARKING FOR SEVERAL VEHICLES. FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: C

PAISLEY
PROPERTIES

KITCHEN 8'4" x 12'0" max

You enter the property through a stable style part glazed UPVC door into a modern tastefully decorated kitchen which is fitted with pale grey base and wall units, multi-tone grey tiled worktops and matching splashbacks and a black Rangemaster granite sink with mixer tap. Cooking facilities comprise of an electric hob with an integrated extractor fan over and a recently installed NEFF double electric fan oven. There is an integrated tall fridge freezer, integrated dishwasher and space and plumbing for an integrated washing machine. There are pale grey ceramic floor tiles underfoot and two spotlight bar fittings to the ceiling. A door gives access to a fantastic pantry space which offers a tremendous amount of storage for household or food items. A door leads through to the dining room and a window looks out into the rear garden.



DINING ROOM 12'0" x 17'2"

This L-shaped room is stylishly decorated and beautifully light having windows to both the front and rear. There is an abundance of space for a dining table and other freestanding items of furniture. There is a built-in cupboard for storing household items. Hidden in one corner is a carpeted staircase which ascends to the first floor. Doors lead to the kitchen, lounge and downstairs W.C.



DOWNSTAIRS W.C. 4'0" x 2'7"

Handily placed just off the dining room, this downstairs W.C. is perfectly appointed with a white low-level W.C. and a gloss white vanity unit with hand wash basin and mixer tap. There are green and ochre ceramic tiles to the floor and a matching splashback. A door leads into the dining room.



LOUNGE 19'3" x 12'9"

Flooded with natural light courtesy of a single patio door with Juliette balcony and a large bay window with a tiled sill, this fabulous spacious lounge is located to the front of the property. There is ample space for lounge furniture, and it is tastefully decorated with recently fitted carpets. A composite door leads out to the side of the property and a door leads through to the dining room.

FIRST FLOOR LANDING 9'8" x 9'0" max

A carpeted staircase with a charming decorative stained glass window leads to the first floor landing which is spacious enough to accommodate a large wardrobe as currently or it could alternatively lend itself for use as a home office space. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 12'9" x 11'11" max

Positioned to the front of the house with a large bay window overlooking the quiet street and offering far reaching views between the houses, this superb double bedroom is neutrally decorated and has ample space to accommodate a king-size bed along with multiple items of freestanding bedroom furniture. A bifold door leads through to the en-suite and a door leads to the landing.

EN SUITE 5'5" x 3'10" max

This practical en-suite has a monochrome theme and is fitted with a dark grey vanity unit incorporating a white concealed cistern W.C. and a hand wash basin with a cupboard under for storage. The walls have silver and white aqua board and there are grey ceramic tiles underfoot. A high level obscure side facing window allows natural light to enter. A bifold door leads to the bedroom.



BEDROOM TWO 12'0" x 10'2" max

This gorgeous generous double bedroom is beautifully light, courtesy of windows to dual aspects, the rear window overlooking the rear garden and a lovely decked seating area. There is plenty of room to accommodate a king size bed along with freestanding bedroom furniture. A door leads onto the landing.



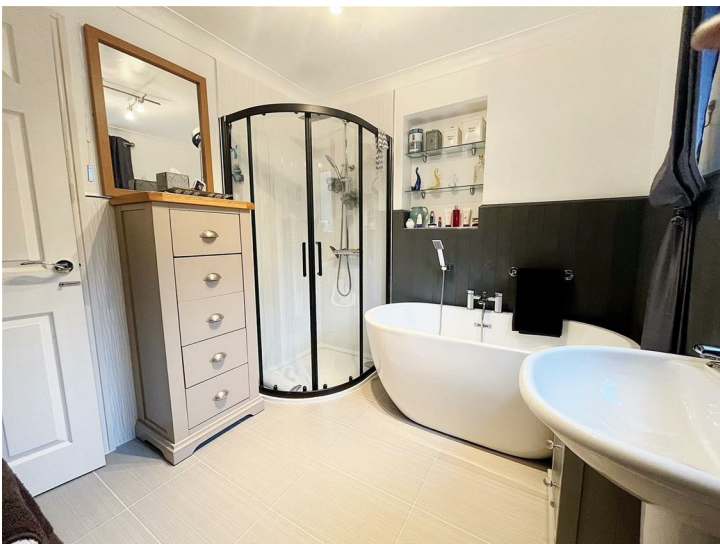
BEDROOM THREE 7'1" x 12'9" m max

This third bedroom would again accommodate a double bed and has a window to the front of the property offering the same views as the master bedroom. It is neutrally decorated and has space for freestanding items of bedroom furniture. A door leads onto the landing.



HOUSE BATHROOM 8'4" x 7'7" max

This contemporary bathroom is a perfect mix of old and new and gives a feeling of luxury having not only a freestanding bath tub but a walk in black framed corner enclosure with a waterfall thermostatic mixer shower. It is fitted with a white low level W.C. and a wall mounted hand wash basin with mixer tap. The room is lovely and light courtesy of a large obscured window. There is a tiled alcove with shelves offering a built-in storage solution. Dark grey wooden panelling and white and grey aqua board adorn the walls, whilst the floor has grey ceramic tiles. A chrome heated towel rail completes the look. A door leads onto the landing.



GARDENS

Outside the front door is a raised patio area with black metal gates and wooden balustrade making a private and easily accessible seating area. From the rear door, steps lead up to a large decked patio area which has ample space for a shed and garden furniture, perfect for private alfresco dining or relaxing in the sun. Further wooden steps with a handrail rise to a second level which is gravelled and includes a large adult wooden swinging seat and seating area which is a real sun trap. There is an outside tap and electrical sockets close to the house and outdoor lighting on all levels.





FRONT & PARKING

To the front of the property is a gated driveway which would allow parking for multiple vehicles. This leads to a double garage which has an electric door, light, power and both hot and cold water taps.

GARAGE 19'5" x 16'0"

Excellent double garage with potential to convert having electric, remote double up and over door, power, light, hot and cold water. The garage also houses the boiler and is open for all of the twenty nine square meters with no internal wall.

~ 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.

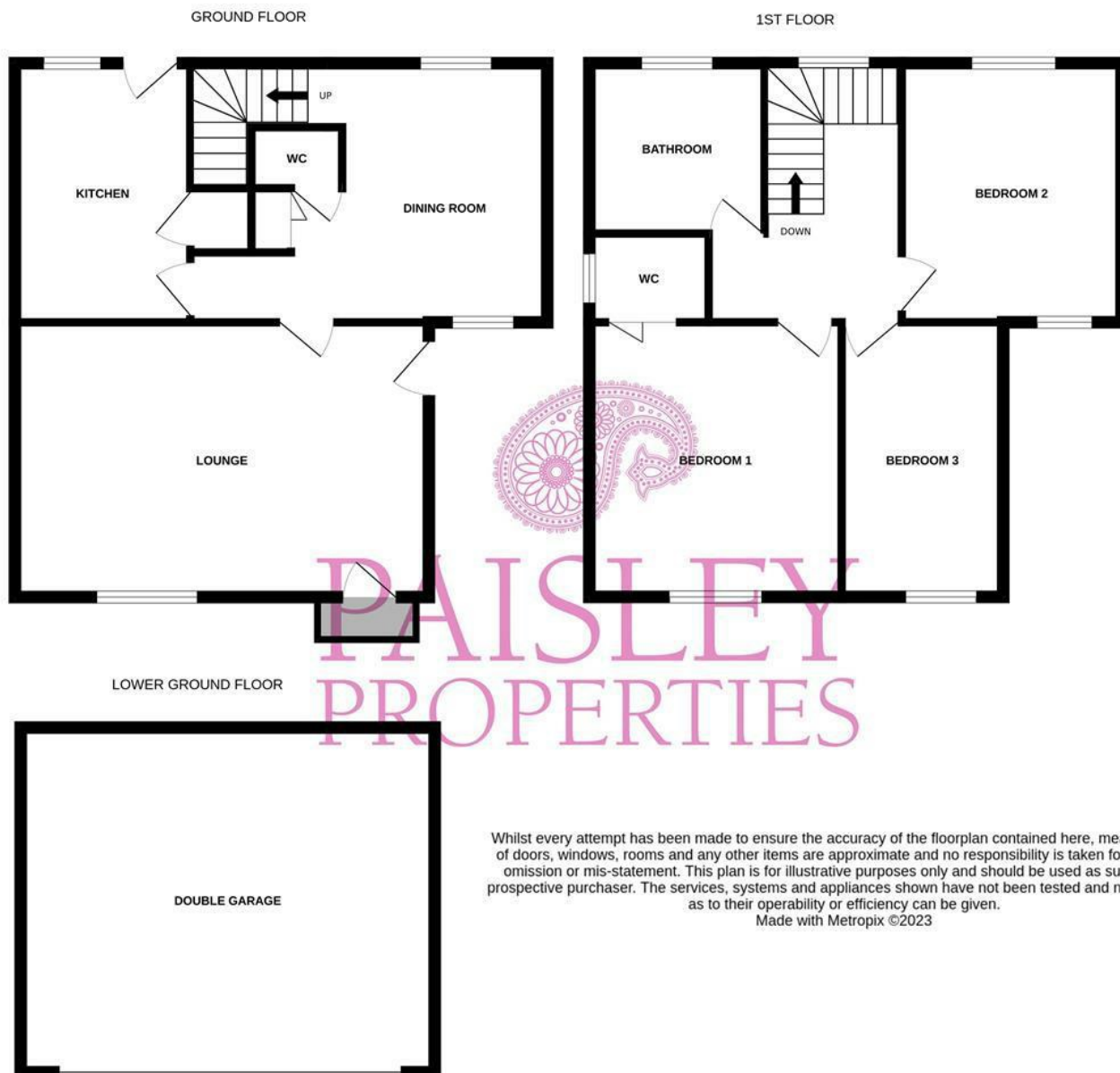
~ Paisley Mortgages ~

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		
	69	82
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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