



SITUATED IN THIS MOST HIGHLY DESIRED OF LOCATIONS AND SITTING ON A HUGELY ENVIALE PLOT IS THIS FOUR BEDROOM DETACHED PROPERTY WHICH POSESSES FANTASTIC VIEWS TO THE REAR. LOVINGLY MAINTAINED AND PRESENTED THE PROPERTY BOASTS A SUPERBLY GENEROUS LOUNGE/DINER, LOVELY CONSERVATORY, KITCHEN WITH INTEGRAL APPLIANCES, GOUND FLOOR WC, WITH FOUR BEDROOMS AND MODERN WET ROOM ON THE FIRST FLOOR. THERE IS EXTENSIVE PARKING AND GARDENS TO THE FRONT AND SIDE, ELECTRIC CAR CHARGING POINT, A DETACHED GARAGE WITH REMOTE ELECTRIC DOOR AND REAR SOUTH FACING GARDEN WITH GREAT VIEWS.

FREEHOLD / COUNCIL BAND D / ENERGY RATING TBC

ENTRANCE HALL 6'10" x 4'1"

You enter the property through a composite front door into the welcoming entrance area having carpet flooring, single radiator, coving to the ceiling and quarter turn stairs leading to the first floor landing. An internal door leads to the lounge.



LOUNGE 17'1" x 12'10"

Superb space with tasteful neutral decoration and having uPVC double glazed window looking out to the front garden, wall and contemporary ceiling lighting, a fireplace with wood surround and marble base, coving to the ceiling and double radiator. There is carpet flooring and an internal door leads to the entrance hall. An opening leads to the dining area.





DINING AREA 10'4" x 8'2"

Excellent additional space, currently used as the formal dining area. Being situated at the rear of the property and next to the kitchen makes it very handily placed and it has carpet flooring, double radiator and a contemporary ceiling light. There is an internal door leading to the kitchen, an opening to the lounge and a patio door leading to the conservatory.



CONSERVATORY 8'2" x 7'6"

Delightful additional room, situated at the rear of the property and having pleasing outlook over the rear garden. It has been recently refurbished and has electric radiator, laminate flooring, power sockets and lighting. There are patio doors leading to the garden and the dining area.



KITCHEN 11'3" x 10'7"

Situated at the rear of the property and having a uPVC double glazed window overlooking the garden, the well presented kitchen has a range of matching wall and base units with a complimentary marble effect worktop having an inset stainless steel sink and mixer tap. There is an integrated oven, four ring gas hob and pull out extractor hood plus an integrated fridge, dishwasher and plumbing for an automatic washing machine. There is vinyl flooring, inset ceiling spotlights and double radiator. Internal doors lead to the side lobby and dining area.



SIDE LOBBY 4'1" x 2'7"

Giving access to the driveway and garage, this useful space has vinyl flooring continuing from the kitchen, Upvc double glazed door to the side and inset ceiling spotlight. Internal doors lead to the WC and kitchen.



WC CLOAKS 5'8" x 2'8"

Ground floor cloakroom having a vanity wash basin unit with mixer tap and storage under, twin flush low level WC, vinyl flooring and ceiling light. Light is brought in via the uPVC double glazed window to the side having obscure glass and an internal door leads to the side lobby.



LANDING 9'11" x 9'11"

A carpeted staircase with quarter turns leads from the entrance hall to the first floor 'L' shape landing having carpet flooring , uPVC double glazed widow to the side and a ceiling light. Internal doors lead to all bedrooms and the Wet Room.



BEDROOM ONE 12'11" x 9'10" to rear of robes

Located at the front of the property and having a uPVC double glazed window overlooking the front garden, this generous double bedroom has an excellent range of fitted bedroom furniture including two doubles wardrobes a triple plus dressing table and overhead storage. There is carpet flooring, a single radiator and ceiling spotlights. An internal door leads to the landing.



BEDROOM TWO 11'5" to rear of robes x 9'10"

Second double bedroom, located at the rear of the property and having exceptional far reaching views through the uPVC double glazed window. There is another great range of fitted bedroom furniture consisting of one double wardrobe, one single plus drawers, dressing table and overhead storage. There is carpet flooring, single radiator and hanging 'candle' lighting to the ceiling. An internal door leads to the landing.



BEDROOM THREE 9'11" x 6'0"

Lovely single bedroom, again located at the rear of the property with excellent views brought in via the uPVC double glazed window. As with the first two double bedrooms, there is a great range of fitted bedroom furniture including a double wardrobe, overhead storage, shelving and separate drawers. There is carpet flooring, single radiator and spotlights to the ceiling. An internal door leads to the landing.



BEDROOM FOUR 8'0" x 6'9"

Situated at the front of the property, this forth bedroom is currently used as an office although it would easily fit a single bed and freestanding bedroom furniture. There is a uPVC double glazed window overlooking the front garden, single radiator and carpet flooring. An internal door leads to the landing.



WET ROOM 6'6" x 5'6"

Stylish, modern wet room having a shower area with glass screen and thermostatic shower over, pedestal wash basin and twin flush low level WC. There is a chrome ladder towel radiator, uPVC double glazed window to the side with obscure glass and tiled flooring. Tiling on the walls is to splash areas and in the shower and there is ceiling spotlights. An internal door leads to the landing.



FRONT AND DRIVE

Impressive front garden having a lawn, mature trees, bushes and plants. There is an extensive driveway to the front and side giving parking for numerous vehicles and, on the side on the property, there is an electric car charging point.



GARAGE 19'6" x 8'11"

Excellent size detached garage having power, light and a remote control, electric roller door.

REAR GARDEN

Delightful rear garden, south facing and having patio areas, lawn, mature plants and shrubs plus a vegetable patch.





VIEW



~ 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 D

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations 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

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 999 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the full 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.

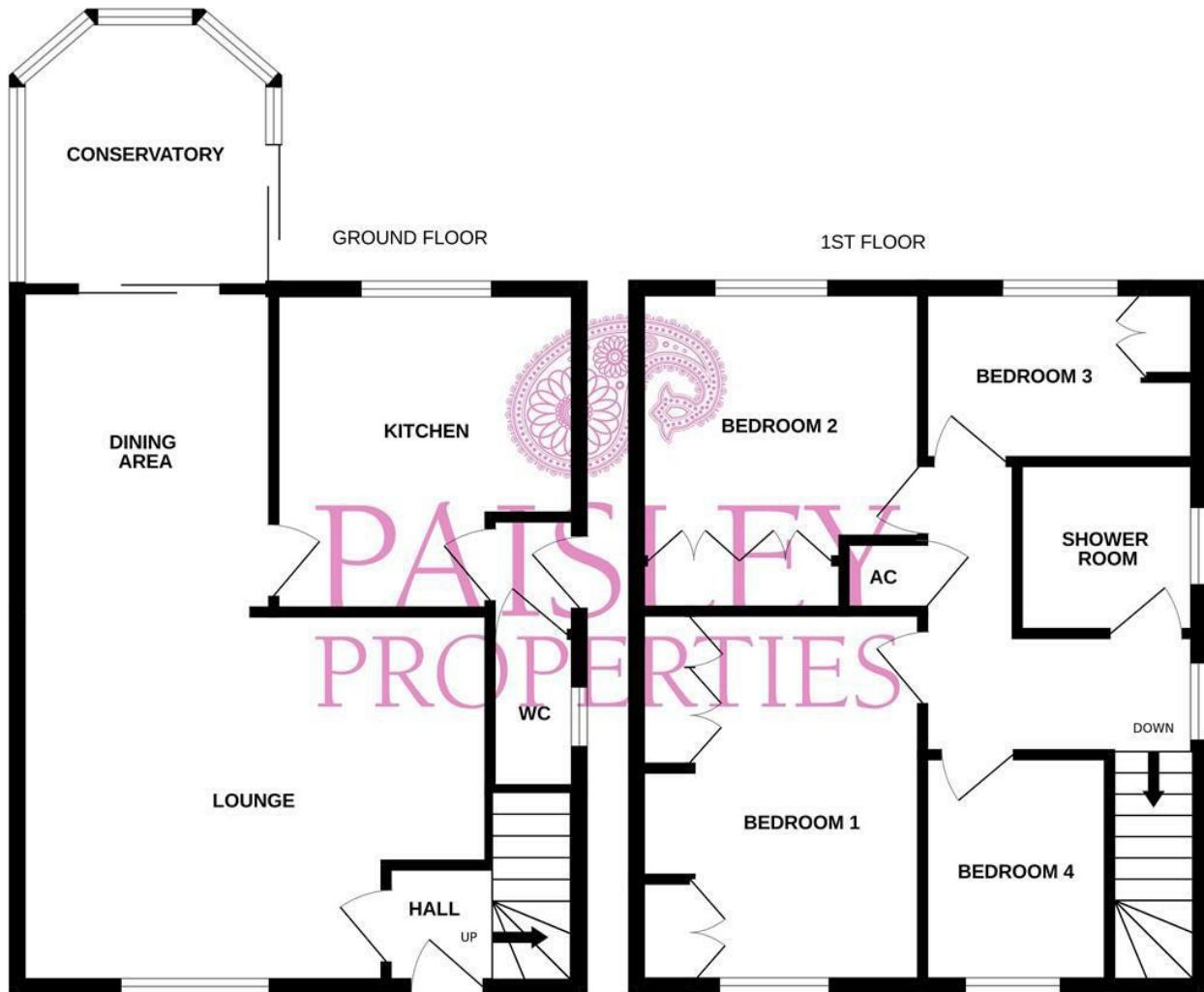
~ Paisley Mortgages ~

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	

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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