

35 Bridge Street,
Darton S75 5HJ

OFFERS AROUND
£120,000



A MID TERRACE HOUSE WITH THREE WELL PROPORTIONED BEDROOMS HAVING NO VENDOR CHAIN AND READY TO MOVE INTO IMMEDIATELY. HAVING JUST BEEN REDECORATED AND NEW FLOORING INSTALLED, THE PROPERTY WOULD IDEALLY SUIT A FIRST TIME BUYER OR INVESTOR.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LOBBY



You enter the property through a uPVC front door into the lobby, a handy area to remove coats and shoes. There's carpet flooring, a staircase leads to the first floor and natural light is brought on via the double glazed panel in the door. An internal door leads to the lounge.

LOUNGE 15'3" x 10'7" max into recess



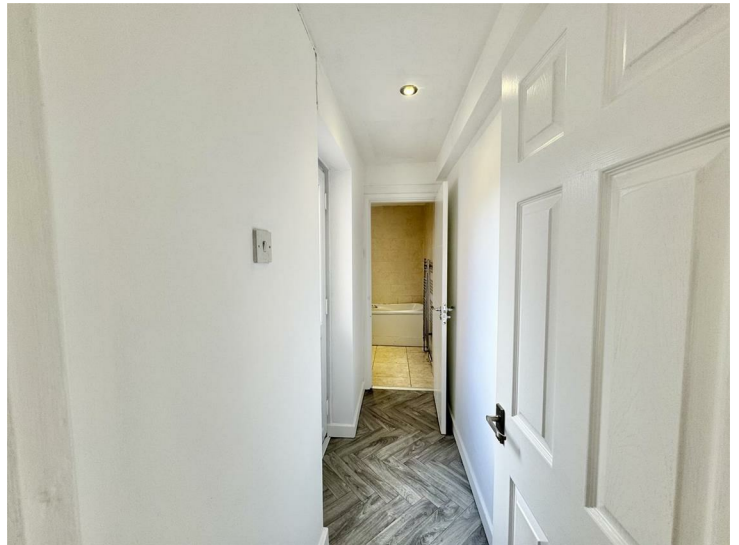
This generous sized living room is bathed with natural light getting the half bay double glazed windows to the front and there is plenty of space for freestanding lounge furniture. The focal point of the room is the fireplace which has a freestanding electric fire and the room benefits from a good size storage cupboard. There is carpet flooring, a wall mounted radiator and ceiling lighting. Internal doors lead to the lobby and kitchen diner.

KITCHEN DINER 14'2" x 10'7"



Well proportioned room with the kitchen consisting of a range of white gloss fronted wall and base units, complimentary wood effect worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances include the electric oven, four ring gas hob with extractor hood over, plus there is space for a fridge freezer and plumbing for a washing machine. There is room for a breakfast table and chairs, a double glazed window draws in natural light and vinyl flooring runs underfoot. There is ceiling lighting and internal doors lead to the lounge and rear hall.

REAR HALL 7'11" x 2'7"



This useful area gives access to the rear patio and separate the kitchen and living area from the bathroom. There are inset spotlights, vinyl flooring runs underfoot and the uPVC double glazed door gives access to the rear and lets in natural light. Internal doors lead to the bathroom and kitchen.

BATHROOM 6'10" x 5'4"

Having a three piece suite in white consisting of a panel bath with mixer tap and shower attachment, pedestal wash basin and mid level WC. The walls are tiled to full height, there is tiled flooring, an extractor fan and chrome towel radiator. A double glazed window with obscure glass brings in natural light and an internal door leads to the rear hall.

LANDING



Stairs ascend from the lobby to this first floor landing which has carpet flooring, access to the loft and internal doors leading to the three bedrooms.

BEDROOM ONE 14'4" max into recess x 12'3"



Excellent sized main bedroom offering plenty of space for freestanding bedroom furniture and featuring a recess ideal for a freestanding wardrobe or to be built into. There is carpet flooring, a wall mounted radiator, ceiling lighting with natural light drawn in from the double glazed window to the front. An internal door leads to the landing.

BEDROOM TWO 11'5" x 6'9"



Second double bedroom, again with space for freestanding bedroom furniture.. There is carpet flooring, a wall mounted radiator, ceiling lighting with natural light drawn in from the double glazed window to the rear. An internal door leads to the landing.

BEDROOM THREE



Third bedroom again with space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator, ceiling lighting with natural light drawn in from the double glazed window to the rear. An internal door leads to the landing.

GARDEN



To the rear there is a hardstanding patio area that attracts a lot of sun during the day. There is also a shed and an outhouse, both very useful for storing garden equipment. There is a gate to the rear that leads to a track, making accessibility easy.

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 A

PROPERTY CONSTRUCTION:

Standard

PARKING:

On street

RIGHTS AND RESTRICTIONS:

Access track at back outside boundary fence

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 MAPPLEWELL

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.

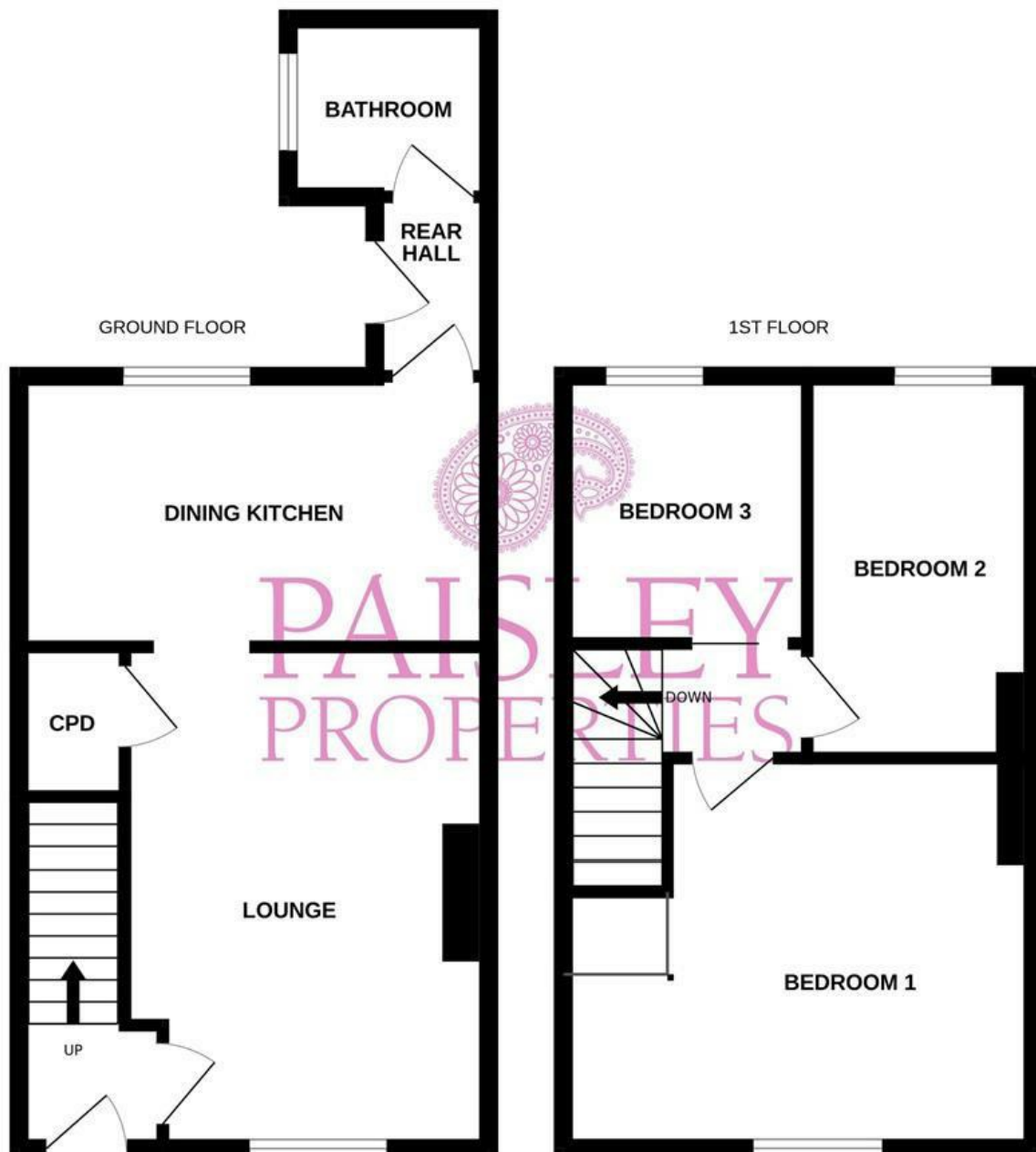
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

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	87

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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