4 Eshton Court, Mapplewell S75 5QG

OFFERS AROUND £190,000

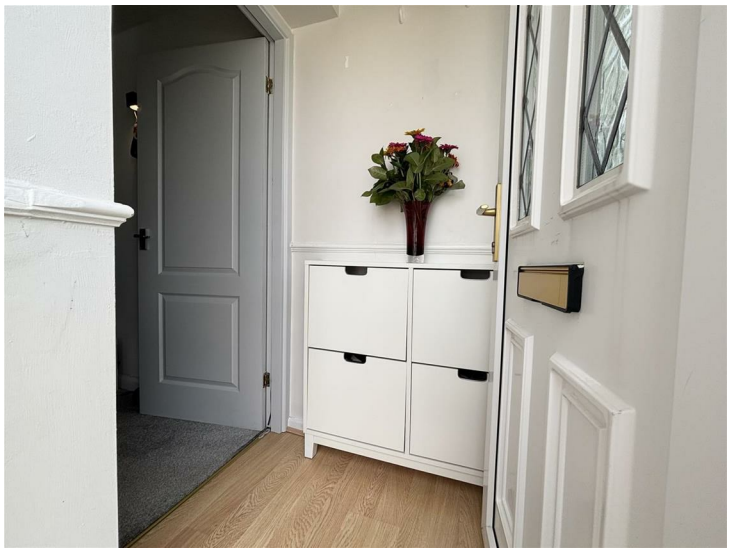
TUCKED AWAY ON THIS POPULAR RESIDENTIAL DEVELOPMENT, THIS LOVELY TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY OFFERS SPACIOUS AND MODERN LIVING ACCOMMODATION. IT FEATURES AN ENCLOSED REAR GARDEN, ARRANGED OVER THEEE TIERS TO MAKE THE MOST OF THE SUN AND VIEWS. A DETACHED HOME OFFICE IS ALSO INCLUDED IN THE SALE, IDEAL FOR THOSE WORKING FROM HOME. TO THE FRONT, THERE IS A RECENTLY UPGRADED DRIVEWAY PROVIDING OFF-ROAD PARKING, ALONG WITH A FRONT GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

SUMMARY

ENTRANCE PORCH 3′5″ x 3′2″



You enter the property through a white UPVC front door into a useful entrance porch, providing space to remove coats and shoes. Natural light floods in through the double-glazed window, while a small wall-mounted radiator and wood flooring complete the space. An internal door leads through into the lounge.

LOUNGE 13′1″apx x 11′7″ax

A great-sized lounge situated at the front of the property, offering the perfect setting for both relaxing and entertaining. The front-facing double-glazed window provides plenty of natural light, while there is ample space for sofas and furniture, along with carpet flooring and wall lighting. There is a handy under-stairs cupboard providing useful storage and power, ideal for household appliances or other items. A staircase rises to the first floor, and a door leads through into the kitchen/diner.

KITCHEN DINER 11'7"apx x 6'6"

A modern kitchen situated at the rear of the property, offering a good range of modern white wall and base units with feature handles, grey work surfaces and brick-effect tiled splashbacks. There is a one-and-a-half bowl sink and drainer with feature mixer tap, electric hob with extractor over, plumbing for a washing machine and space for a freestanding fridge freezer. Laminate flooring runs underfoot, with inset spotlights to the ceiling. The rear-facing double-glazed window overlooks the rear garden, while there is also space for a dining table. A UPVC door provides direct access to the rear garden, while a further door leads back into the lounge.

LANDING

Stairs ascend from the lounge to this first floor landing having carpet flooring, access to the loft space and internal doors leading to the shower room and both bedrooms.

BEDROOM ONE 11'8"apx x 8'10"apx

The first of the two double bedrooms is a lovely, well-proportioned room situated at the front of the property. A double-glazed window fills the room with natural light and enjoys lovely views overlooking Barnsley. There are fitted panelled wardrobes providing convenient storage, along with carpet flooring. A door leads back to the landing.

SHOWER ROOM 8′2″apx x 4′5″apx

A modern shower room featuring a large walk-in shower with glazed screen, a vanity wash hand basin with mixer tap and useful storage, and a close-coupled WC. The shower area is fully tiled with white brick-effect tiles. There is a wall-mounted mirror above the sink unit, along with an obscure-glazed window providing natural light and privacy, a radiator and inset ceiling spotlights. A door leads back to the landing.

BEDROOM TWO 11′8″apx x 6′7″apx

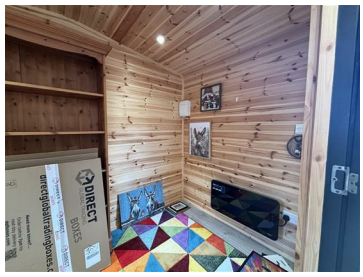
The second double bedroom is another well-proportioned room, situated at the rear of the property. The window provides plenty of natural light and enjoys views overlooking the rear garden. There is a generous storage cupboard that houses the combi boiler. A door leads back to the landing.

REAR GARDEN

A great-sized, enclosed rear garden arranged over three levels, offering a patio with attractive flagstone paving, raised borders with timber sleepers and steps leading up to the upper levels. The top level is laid with blue slate and provides a lovely seating area, making the most of the views. There is also a newly erected timber shed and a separate home office, providing useful additional space.

To the side of the property is a useful storage area, which also houses the bins. The garden is enclosed by fencing, with a gate providing access onto the driveway.

HOME OFFICE 6'0"apx x 10'0"apx



A fantastic addition to the property, this recently installed Sydney Apex summerhouse, finished in an attractive Chestnut colour, is included in the sale. Measuring approximately 6ft x 10ft, it was fitted in October last year and is fully insulated, with double-glazed windows and doors. The space is fully equipped with its own fuse box, power sockets and lighting both inside and out, making it ideal as a home office, hobby room, study or additional entertaining space. With its generous size and excellent specification, it offers a practical and versatile space without compromising on the accommodation within the main house.

EXTERNAL

To the front of the property is a garden, mainly laid to lawn and complemented by mature trees and established shrubs. A driveway provides off-road parking and leads to steps up to the front door.

DRIVEWAY & PARKING

A newly added driveway provides off-road parking. There is a fence and gate that leads into the rear garden.

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4

MATERIAL INFORMATION MAPPLEWELL
TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley - "A"

PROPERTY CONSTRUCTION: Standard
PARKING: Driveway

UTILITIES:
*Water supply & Sewerage- Mains
*Electricity & Gas Supply - Mains
*Heating Source - Mains gas
*Broadband & Mobile - Suggested speeds upto 1000 mbps

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY: N/A

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.

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

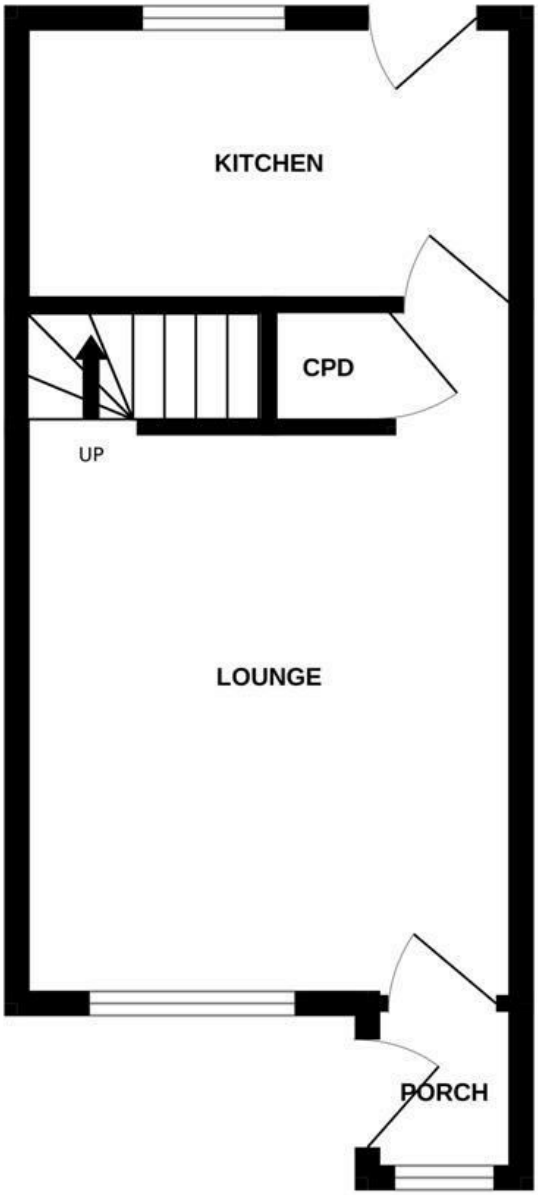
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

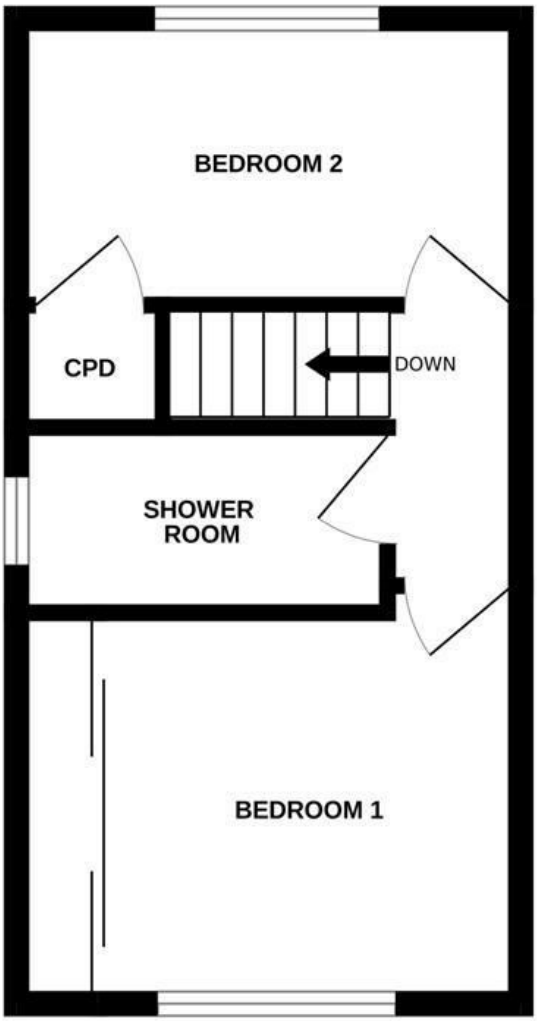
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

GROUND FLOOR



1ST FLOOR



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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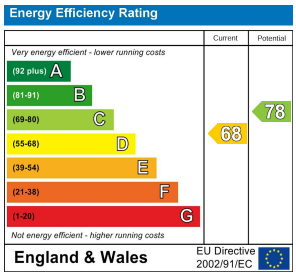

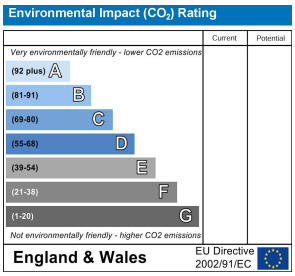

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