

18 Tivy Dale,  
Cawthorne S75 4EH

OFFERS AROUND  
£475,000



THIS BEAUTIFUL PERIOD THREE BEDROOM SEMI DETACHED PROPERTY SITS PROUDLY UPON A LARGE PLOT WITH GARDENS TO THE FRONT AND REAR, DRIVE AND SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: E

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 9'6" inc stairs x 6'0" apx**

You enter the property through a timber and glazed door into this welcoming formal entrance hallway where there is plenty of space to greet guests. Attractive timber doors lead to the lounge, kitchen and cellar. There is solid wood flooring underfoot, a side facing window allows light to cascade in and a staircase ascends to the first floor landing.



### **LOUNGE 15'1" apx x 12'1" max**

Boasting high ceilings, picture rail, an exposed brick and stone fireplace with wood burning stove this beautiful lounge is generously sized with ample room to accommodate free standing furniture including deep alcoves either side of the chimney breast. There are front facing sash windows with original timber shutters, solid wood flooring underfoot and a door which leads to the entrance hall.



### **DINING ROOM 12'1" max x 11'10" apx**

Another fantastic reception room this formal dining room has high ceilings, picture rail and deep skirting boards. There is a stunning open fire with tile and timber surround, built in storage to one alcove and space for a freestanding standing item of furniture to the other. Sash windows overlook the rear garden and have lovely original timber shutters. A door leads to the kitchen.



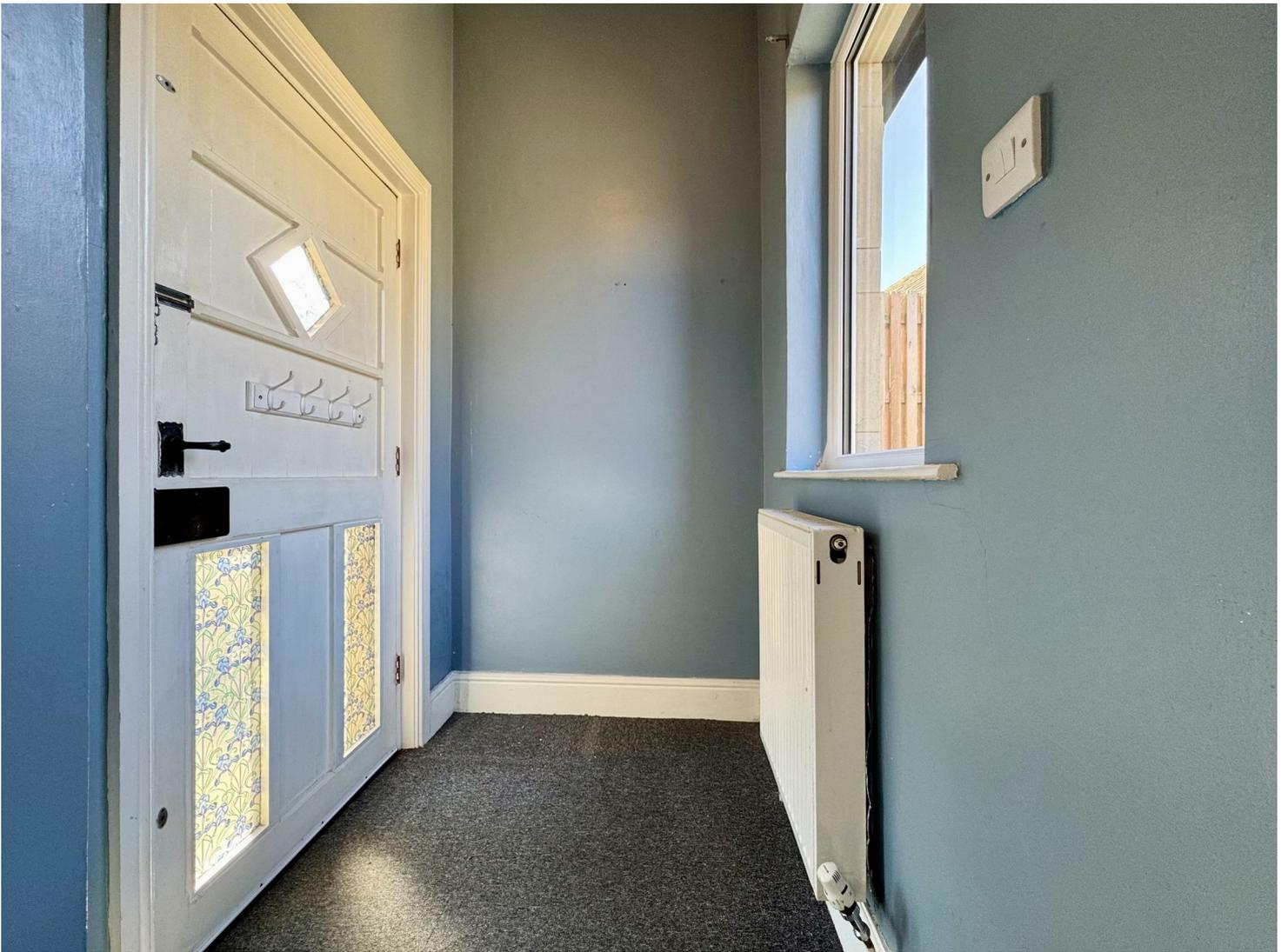
### **KITCHEN 11'11" apx x 9'4" apx**

This spacious kitchen is fitted with a range of wood effect wall and base units, roll top work surfaces, tiled splash backs and a stainless steel one and a half bowl sink and drainer with mixer tap. There is space for a cooker with concealed extractor over alongside space for a freestanding washing machine and fridge freezer. Dual aspect windows provide views over the gardens, there is wood effect laminate flooring and doors which lead to the side porch, dining room and entrance hall.



### **SIDE PORCH 5'4" apx x 4'2" apx**

This handy side porch provides space to come in from the garden, remove and store coats and shoes. There is a rear facing window, timber part glazed external door and an internal door which opens to the kitchen.



### **CELLAR**

Stone steps lead down to the property's cellar.

### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the three bedrooms and house bathroom.

### **BEDROOM ONE 13'0" + wardrobes x 12'0" max**

This wonderful double bedroom sits to the front of the property and has sash windows providing views over the garden and picturesque village beyond. The room also benefits from a bank of fitted wardrobes, a chimney breast with alcoves either side and wood flooring. A door leads to the landing.



**BEDROOM TWO 12'1" into recess x 11'10" max**

Positioned to the rear of the property with views over the garden from its window this second double bedroom is well proportioned and has handy nooks and alcoves ideal for freestanding furniture or shelving. A door leads to the landing.

The 3.70 measurement reduces to 2.10m as its narrowest point.



### **BEDROOM THREE 9'5" apx x 6'0" apx**

This third bedroom is a lovely single with pretty outlook of the garden from the window. This room would make a super child's bedroom, guest room, home office or hobby room. A door leads to the landing.

The 2.88m measurement extends to 4.16m into the doorway.



### **HOUSE BATHROOM 9'5" apx x 5'3" apx**

Comprising of a four piece white suite including bath, separate shower cubicle with mains fed shower, a hand wash basin which sits upon a white vanity unit with cupboard storage and a low level W.C this house bathroom is partially tiled and has laminate tile effect flooring. There is a side facing obscure glazed window and door which leads to the landing.



## FRONT GARDEN

The property sits behind an impressive front garden which has a large lawn, mature flower bed/shrub borders, a bin store and patio area. A gated pathway leads to the front door and wraps around to the porch and rear garden. There is also a side seating area which links the front and rear patio areas.



## REAR GARDEN

To the rear there is a second sizeable garden with secluded patio and raised flower beds. Steps lead up to a lawned garden with trees and hedge borders and this again is extremely private with only the parking area behind, which can be accessed via a garden gate.



## **PARKING AND GARAGE**

Beyond the gardens is a shared driveway which provides off road parking and leads to a single garage.



### **BATS AND LOFT**

16& 18 Tivydale loft space is a roost of County Level importance; the number of brown long-eared bats using the roost is expected to be highest during the maternity period from May to September, although some bats are likely to use the roost all year round.

Bat mitigation licence required prior to any large scale re-roofing.

The lofts should not be used, to avoid human-bat interaction.



## **MATERIAL INFORMATION**

### TENURE:

Freehold

### LEASEHOLD:

### ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

### COUNCIL AND COUNCIL TAX BAND:

Barnsley

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Garage / Driveway /

### RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land

There have not been any neighbour disputes

### BUILDING SAFETY:

There have not been any structural alterations to the property

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 xxx mbps

### ENVIRONMENT:

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

**AGENTS 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.

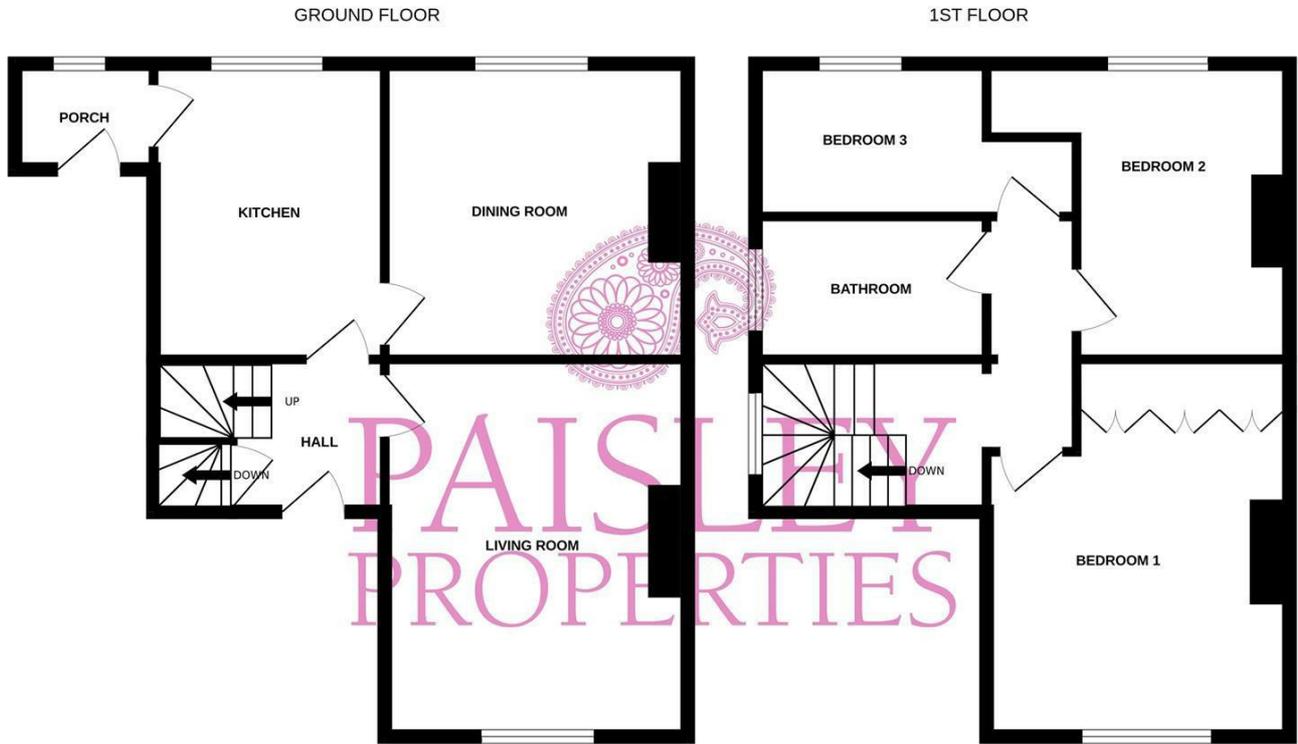
**PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

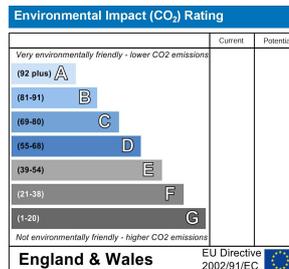
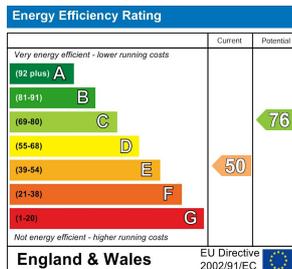
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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](mailto: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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