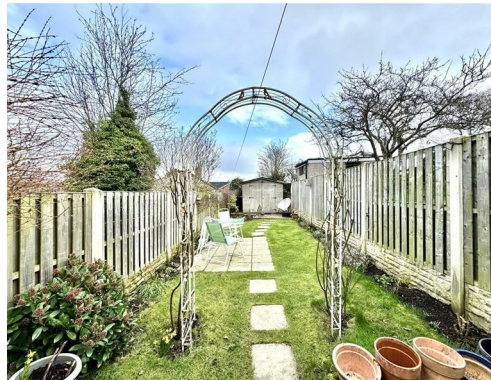


23 High Street,
Staincross S75 5AZ

OFFERS IN THE REGION OF
£160,000



THIS TWO BEDROOM MID TERRACE PROPERTY IS LOCATED IN THE SOUGHT AFTER AREA OF STAINCROSS, CONVENIENTLY PLACED FOR COMMUTING TO BARNSELY AND WAKEFIELD ON A DAILY BASIS WHILST BEING WITHIN CLOSE PROXIMITY OF JUNCTION 38 OF THE M1 MOTORWAY. HAVING HAD A RECENT EXTENSIVE REFURBISHMENT, THE PROPERTY IS VERY ATTRACTIVELY PRESENTED AND THERE IS NO VENDOR CHAIN. THE ACCOMMODATION IN BRIEF COMPRISES: PORCH, LOUNGE, KITCHEN/DINING, LANDING, TWO BEDROOMS, BATHROOM AND A GENEROUS REAR ENCLOSED GARDEN.

FREEHOLD - COUNCIL TAX BAND A - ENERGY RATING TBC

PAISLEY
PROPERTIES

PORCH 5'6" x 2'11"



You enter the property via a uPVC door into this convenient ,recent addition giving space to remove coats and shoes and keeping the lounge nice and cosy. There is a laminate tiled floor, a double glazed window draws in natural light and a composite door leads to the lounge.

LOUNGE 12'10" max into recess x 10'10"



A light and airy living room with natural light coming in via the double glazed window to the front. The focal point is the delightful fireplace where there is an electric fire with timber surround adding a heating option to the wall mounted radiator. There is carpet flooring, decorative coving and ceiling lighting. A rustic solid pine internal door, a feature that continues through the property, leads to the inner lobby which has carpet flooring, a staircase to the first floor and another rustic pine door leading to the kitchen diner.

KITCHEN DINER 12'10" max into recess x 12'11"



Impressive kitchen diner, located at the rear of the property, with the double glazed window giving views of the generous rear garden. The kitchen has an excellent range of wall and base units in a high gloss white finish, complimentary rolled worktops and an inset stainless steel sink with mixer tap. There is a fabulous 'Flavel Finess' eight ring, gas range style cooker giving plenty of cooking options plus there is sufficient space for a decent size dining table and chairs. There is space for a fridge freezer, plumbing for a washing machine, laminate flooring and ceiling spotlights. A rustic pine door leads to the cellar head which has power and light and leads to the cellar and a composite double glazed door leads to the garden.



LANDING



Stairs ascend from the inner lobby to the first floor landing having carpet flooring, wall lighting and loft access. There are rustic pine doors leading to the bathroom and both bedrooms.

BEDROOM ONE 12'8" max into recess x 10'9"



Superb sized double bedroom with plenty of space for freestanding furniture in addition to the built in wardrobe which, once again, has the rustic pine door. There is carpet flooring, decorative coving, a wall mounted radiator and ceiling lighting. Natural light comes from the double glazed window to the front and an internal rustic pine door leads to the landing.



BEDROOM TWO 12'11" x 7'0"



Well proportioned second double bedroom, this time located at the rear with the double glazed window giving views of the garden and beyond. There is space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant ceiling lighting. A rustic pine internal door leads to the landing.

BATHROOM 12'11" x 7'0"



Stylish modern bathroom having a three piece suite in consisting of a wood panel bath with thermostatic shower over and glass screen, a pedestal wash basin with mixer tap and a twin flush low level WC. There is a tall, chrome ladder radiator, tiled flooring runs underfoot and two of the walls are tiled to full height with the others to a high dado height. A double glazed window with obscure glass brings in natural light, there is pendant ceiling light and a rustic pine internal door leads to the landing.

GARDEN



A block paved yard to the front has steps that lead to the front door with the impressive rear garden having patio areas, lawn and an arbour which all leads to the garden shed, useful for storage or as a compact summer house.



~ 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 Band A

PROPERTY CONSTRUCTION:

Standard

PARKING:

On Street

RIGHTS AND RESTRICTIONS:

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 ~

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.

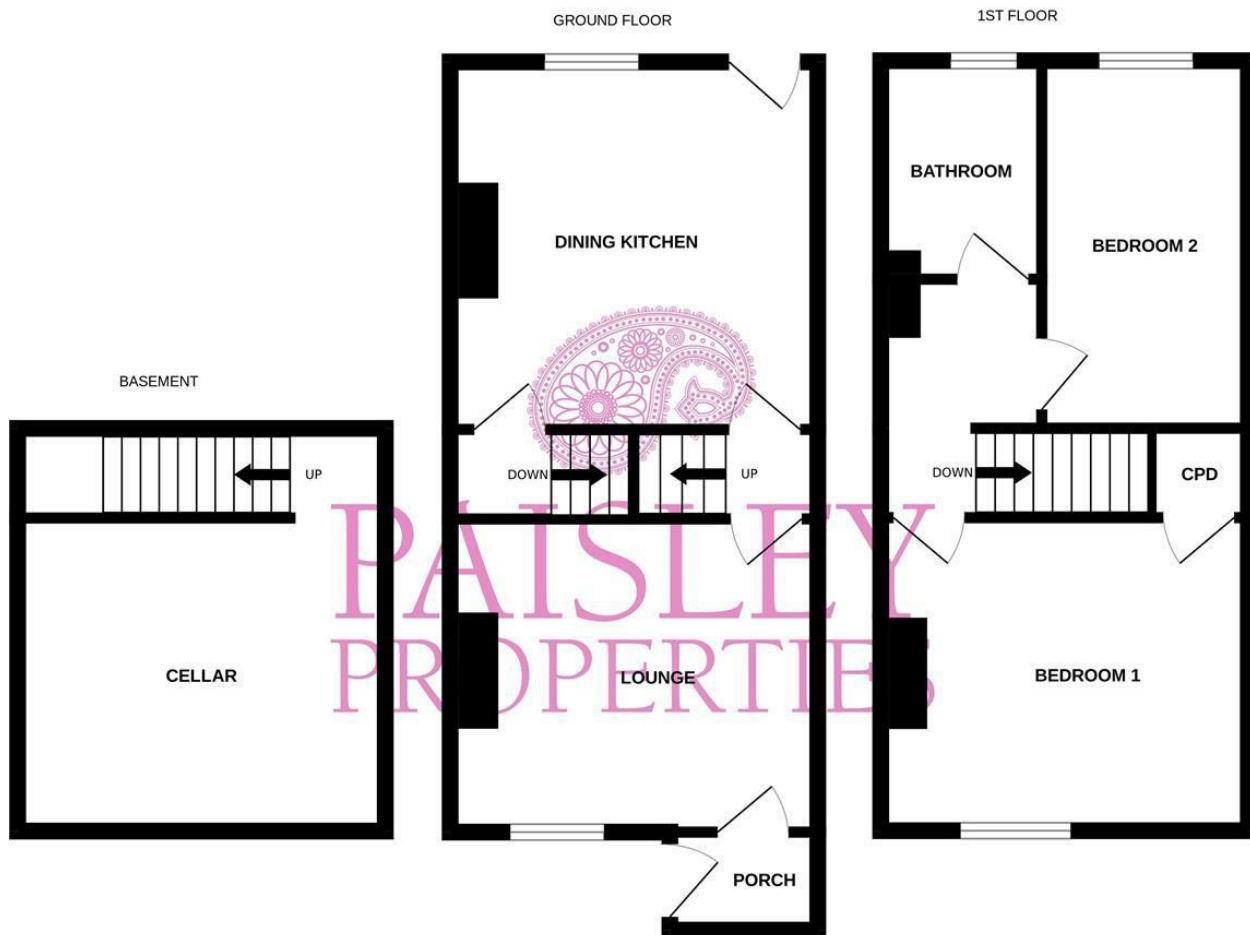
~ Paisley Properties ~

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.

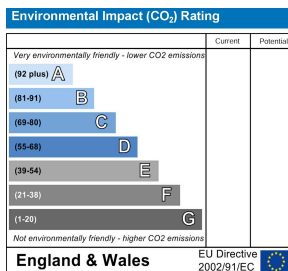
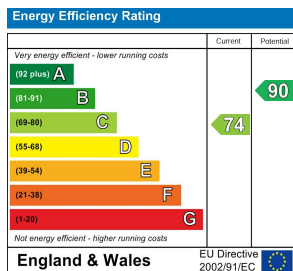
~ Paisley Mortgages ~

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. *



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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PAISLEY
PROPERTIES