

135 Greenside,  
Mapplewell S75 6AX

OFFERS IN EXCESS OF  
£160,000



OFFERED WITH NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF MAPPLEWELL, WITH AMENITIES JUST A SHORT WALK AWAY, THIS CHARMING TWO-BEDROOM TERRACE IS FULL OF CHARACTER. THE PROPERTY IS WELL APPPOINTED WITH STYLISH MODERN TOUCHES THROUGHOUT AND BENEFITS FROM A SPACIOUS LOUNGE, SUPERB DINING KITCHEN, AND HOUSE BATHROOM, ALONG WITH TWO GENEROUSLY SIZED BEDROOMS. EXTERNALLY, THERE IS AN ENCLOSED REAR GARDEN.

FREEHOLD - ENERGY RATING - F COUNCIL TAX BAND - A

PAISLEY  
PROPERTIES

**LOUNGE 13'9"apx x 12'0" apx**



You enter the property through a uPVC front door into a spacious lounge featuring modern décor. A front-facing window allows plenty of natural light to fill the room, complemented by high ceilings - the room is full of character, with stylish tiled brick-effect finishes set within the alcoves. A door leads through to the inner hallway.

## INNER HALL



Separating the two excellent sized rooms, there is carpeted stairs leading to the first floor and doors lead to the lounge and kitchen diner.

## KITCHEN DINER 13'8"apx x 11'8"apx



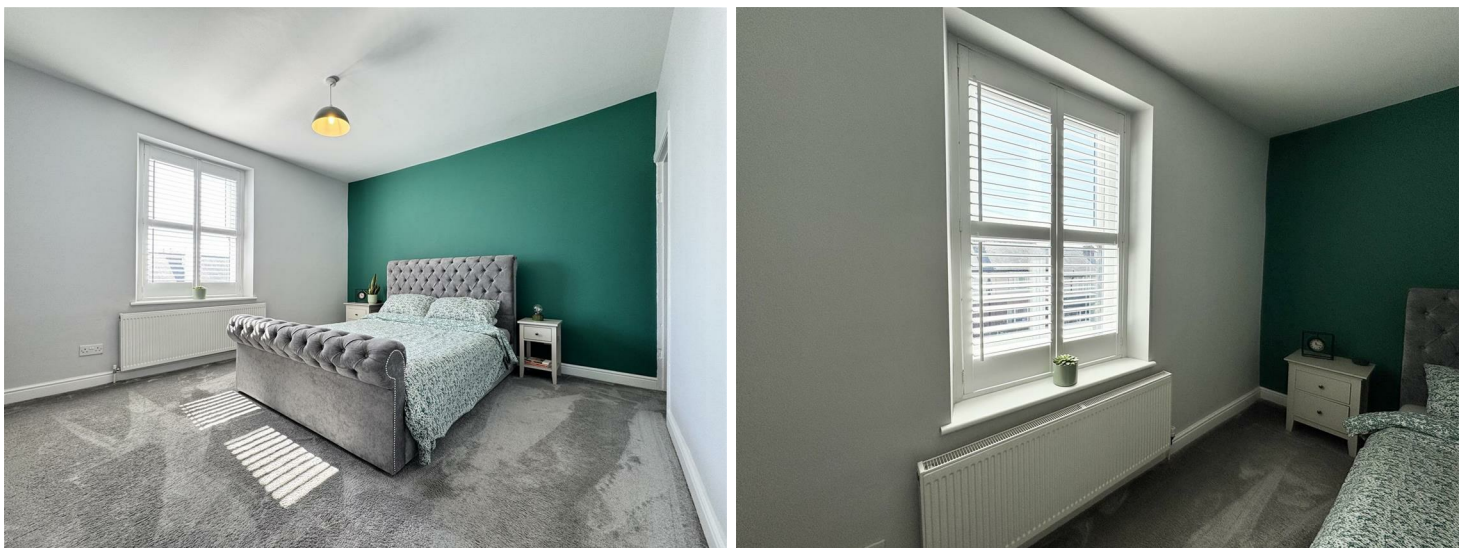
Located at the rear, this spacious dining kitchen features a range of grey shaker-style wall and base units with marble-effect worktops and brick-style splashbacks. There is an inset one-and-a-half stainless steel sink with mixer tap, a freestanding oven with five-ring gas hob, feature oak beam and extractor above, plus integrated washing machine and dishwasher, with space for a fridge freezer. The room offers laminate flooring, high ceilings with inset spotlights, and space for a dining table. A rear-facing double-glazed window overlooks the garden, with a uPVC door providing access. There is a door with steps down to the cellar. A roller door leads to the inner hall.

## FIRST FLOOR LANDING



Having carpet flooring, doors to both bedrooms and the bathroom.

## BEDROOM ONE 13'9"apx x 11'10"apx



Situated at the front, this superbly sized double bedroom is filled with natural light from a uPVC double-glazed window. The room offers ample space for bedroom furniture and features carpet flooring, a wall-mounted radiator, high ceilings, and a chimney breast. There is also a useful inset storage cupboard for hanging clothes. A door leads to the landing

**BEDROOM TWO 7'10"apx x 11'9" apx**



Located at the rear, this second double bedroom benefits from a uPVC double-glazed window overlooking the garden. Currently used as an games room, the room offers space for a double bed and freestanding furniture. Doors lead to the landing.

## BATHROOM 8'6"apx x 5'5"ax



Rear-facing bathroom fitted with a three-piece white suite comprising a bath with panel and overhead shower attachment, pedestal hand wash basin with traditional hot and cold taps, and a low-level WC. The room is fully tiled in neutral tones and features a storage cupboard housing the boiler. Additional benefits include an obscure-glazed window, vinyl flooring, and a heated towel rail. Doors lead through to the landing

## GARDEN



Great-sized, low-maintenance rear garden featuring AstroTurf and a paved pathway leading to the back gate. There are sleeper-edged, low-maintenance planted borders alongside a gravelled section for added interest. The garden is fully enclosed with wall and fencing, providing a good level of privacy. Further benefits include outdoor power sockets and a water tap, making it ideal for entertaining. The garden is north-west facing, meaning the rear typically enjoys the best of the sun from midday through to the evening in the summer months.

## EXTERNAL



The property is accessed directly from the road via steps leading to the front door. The front garden is finished with grey slate and enclosed by a wall with metal balustrade and a gated entrance. Parking is available on-street.

## MATERIAL

TENURE: Freehold

## ADDITIONAL PROPERTY COSTS:

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

## COUNCIL AND COUNCIL TAX BAND TAX:

Barnsley " A "

## PROPERTY CONSTRUCTION: STANDARD

PARKING: ON -STREET

## UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - MAINS GAS

\*Broadband & Mobile - Suggested speeds up to 1000 mbps

## 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**

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.

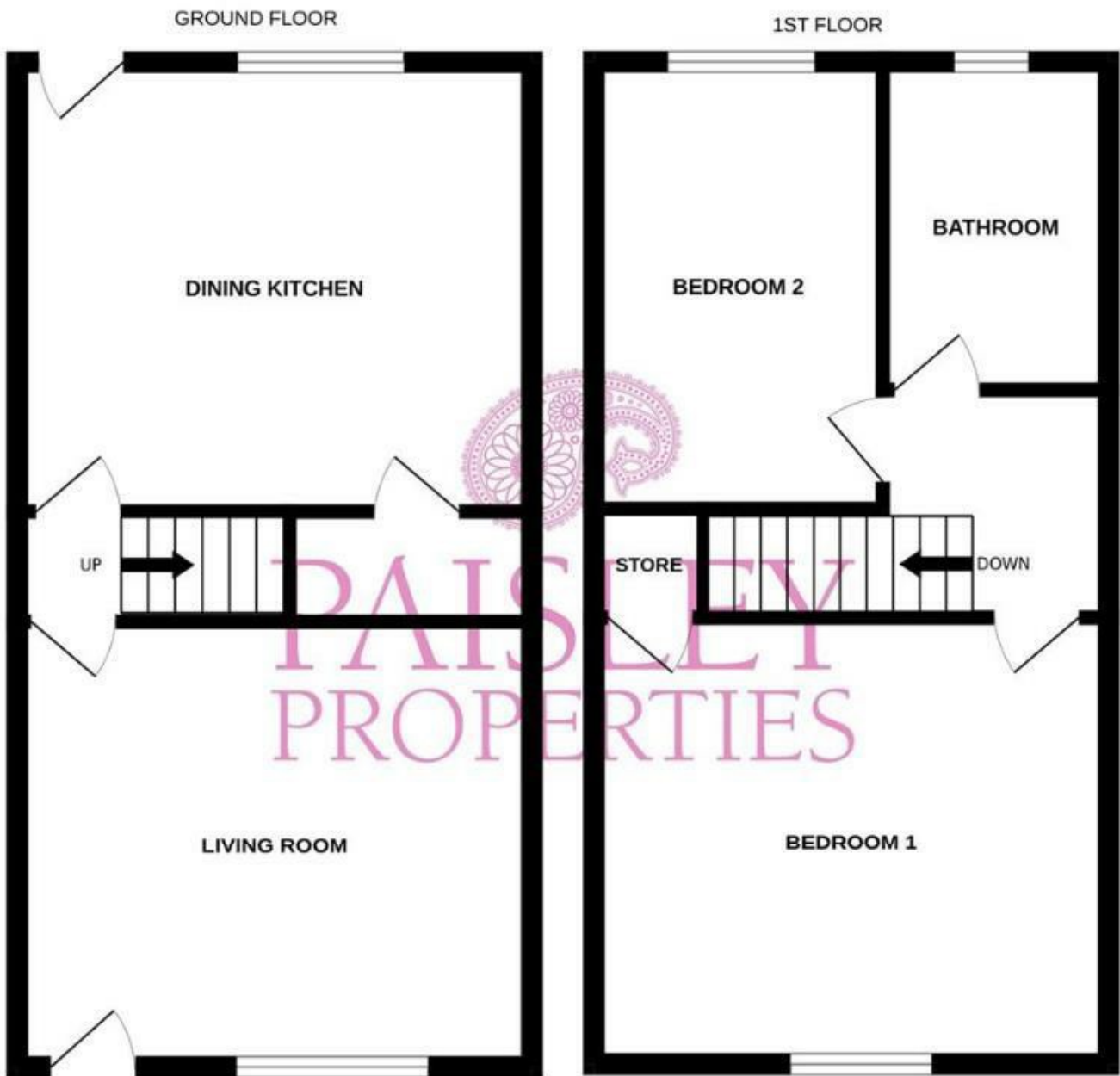
## **PAISLEY PROPERTIES**

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.

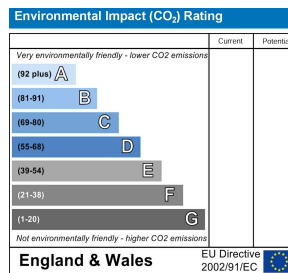
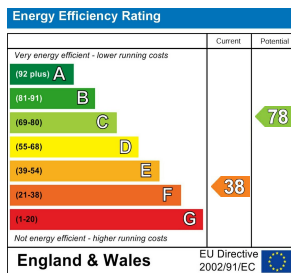
## **PAISLEY MORTGAGES**

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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