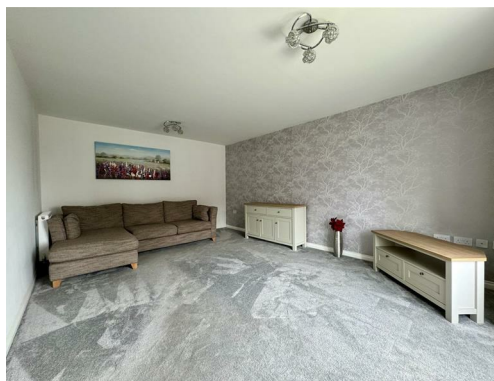
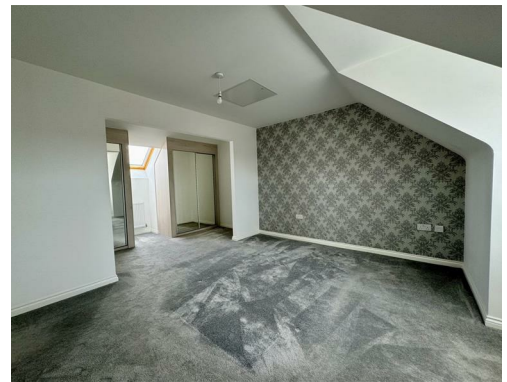


21 Graders Close,
Mapplewell S75 6PN

OFFERS AROUND
£350,000



****NO ONWARD CHAIN**** A WELL PRESENTED RECENTLY BUILT FOUR BEDROOM DETACHED FAMILY HOME WITH SPACIOUS ROOM SIZES OVER THREE FLOORS WHICH IS NEUTRALLY DECORATED AND READY TO MOVE INTO. THE PROPERTY BOASTS AN ENCLOSED REAR GARDEN, DETACHED SINGLE GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed timber door into a light and airy welcoming hallway. Hardwearing matting next to the front door provides a place to remove shoes on entering the property and a large understairs cupboard is the perfect space to store coats and shoes out of view. Grey carpet runs underfoot and a carpeted staircase ascends to the first floor landing. Doors lead to the lounge, dining kitchen and downstairs W.C..

DOWNSTAIRS W.C. 6'1" x 2'10"

Handily located just inside the entrance to the property this practical downstairs W.C is fitted with a white low level W.C and a wall mounted hand wash basin with a mixer tap. The room is neutrally decorated and partially tiled with modern pale grey split face effect tiles, co-ordinating grey wood effect vinyl flooring runs underfoot. An obscure side facing window allows natural light to enter and a door leads to the entrance hallway.



DINING KITCHEN 19'11" x 9'6"

Spanning the rear of the property and flooded with natural light from both a set of French doors and a window overlooking the garden, this splendid contemporary dining kitchen is beautifully spacious and fitted with white gloss base and wall units, wood effect worktops and upstands and a stainless steel one and a half bowl sink with drainer. Cooking facilities comprise of a four burner gas hob with a stainless steel extractor fan over and an electric fan oven. Integrated appliances include a dishwasher washing machine and tall fridge freezer. There is ample space to accommodate a large dining table and a large built in cupboard in the dining area offers storage for taller household items. Pale herringbone wood effect vinyl flooring runs underfoot and the room is beautifully lit by spotlights, plinth LED lighting and a stunning low hanging light fitting over the dining area. A door leads to the hallway.



LOUNGE 12'2" x 18'9" max

Positioned to the front of the property with a fantastic bay window looking out to the quiet cul de sac, this tastefully decorated lounge in neutral grey tones has a papered feature wall and ample space to accommodate lounge furniture. Two contemporary chrome and crystal light fittings illuminate the room and grey carpet runs underfoot. A door leads to the hallway.



FIRST FLOOR LANDING 11'10" x 6'3" max

A carpeted staircase with a white painted and varnished wood balustrade ascends to the first floor landing which is remarkably spacious. A carpeted staircase continues up to the second floor and doors lead to the three bedrooms and house bathroom.

BEDROOM TWO 15'0" x 9'8" max

Located to the front of the property with a window overlooking the quiet cul de sac, this generous double bedroom has ample space for freestanding bedroom furniture, neutral décor and grey carpet underfoot. Doors lead to the ensuite and landing.



ENSUITE 4'8" x 7'4" max

This contemporary ensuite shower room is fitted with a white low level W.C. and matching pedestal wash basin alongside a step in double shower enclosure with a thermostatic mixer shower. Spotlights to the ceiling and light wood effect vinyl flooring complete the room, A door leads to the bedroom.



BEDROOM THREE 11'11" x 10'11" max

This double L-shaped bedroom can be found to the rear of the property with a window overlooking the garden. There is ample space to accommodate freestanding items of bedroom furniture. The room has neutral décor and grey carpet underfoot. A door leads to the landing.



BEDROOM FOUR 11'7" x 8'8" narrowing to 5'1"

Again located towards the rear of the property with a window overlooking the garden this good sized bedroom has an alcove perfect for a wardrobe and space for other items of bedroom furniture. There is grey carpet underfoot and the walls are decorated in neutral tones, A door leads to the landing.



HOUSE BATHROOM 6'0" x 9'11" max

This generous contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a bath with a mixer tap to one corner along with a double step in shower enclosure with a thermostatic mixer shower. Hessian effect beige and dark grey tiles adorn the walls and the floor has pale grey wood effect vinyl. Spotlights to the ceiling complete the room. A door leads to the landing. An obscure window allows natural light to flood in and a door leads to the landing.



SECOND FLOOR LANDING 5'0" x 2'11"

A carpeted staircase ascends from the first floor landing to the second floor landing which is compact and has a cupboard housing the property's hot water cylinder. A door leads to the master bedroom.

BEDROOM ONE WITH DRESSING AREA 20'7" x 12'9" max

Spanning the whole top floor and nestled in the eaves this stunning master bedroom is flooded with light from a dormer window to the front and a Velux window to the rear. The sloping ceilings add interest as does a square opening which leads to the dressing area which benefits from mirror sliding wardrobes. There is ample space to accommodate bedroom furniture and the ensuite is accessed via a door from the dressing area.





ENSUITE 7'10" x 7'2" max

Simply flooded with natural light from its Velux window, this contemporary ensuite shower room is fitted with a white low level W.C. and a matching pedestal wash basin with mixer tap alongside a walk in double shower enclosure equipped with a thermostatic mixer shower. The room is partially tiled with grey embossed tiles and grey tile effect vinyl flooring runs underfoot. Spotlights to the ceiling completes the room. A door leads to the dressing area.



FRONT, GARAGE AND PARKING

To the front of the property is an open lawned garden with a driveway offering parking for two vehicles to the side in front of the detached garage. A gate leads to the rear garden.

REAR GARDEN

Accessed via a gate from the side of the property this generous rear garden is enclosed and has a raised planted bed to one side and planted border to the other. The remainder of the garden is laid to lawn and is bursting with further potential.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: MANAGEMENT FEES APPLY

COUNCIL AND COUNCIL TAX BAND TAX: BAND E

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas Central Heating

*Broadband & Mobile - Gigabit Broadband available.

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

~ 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.

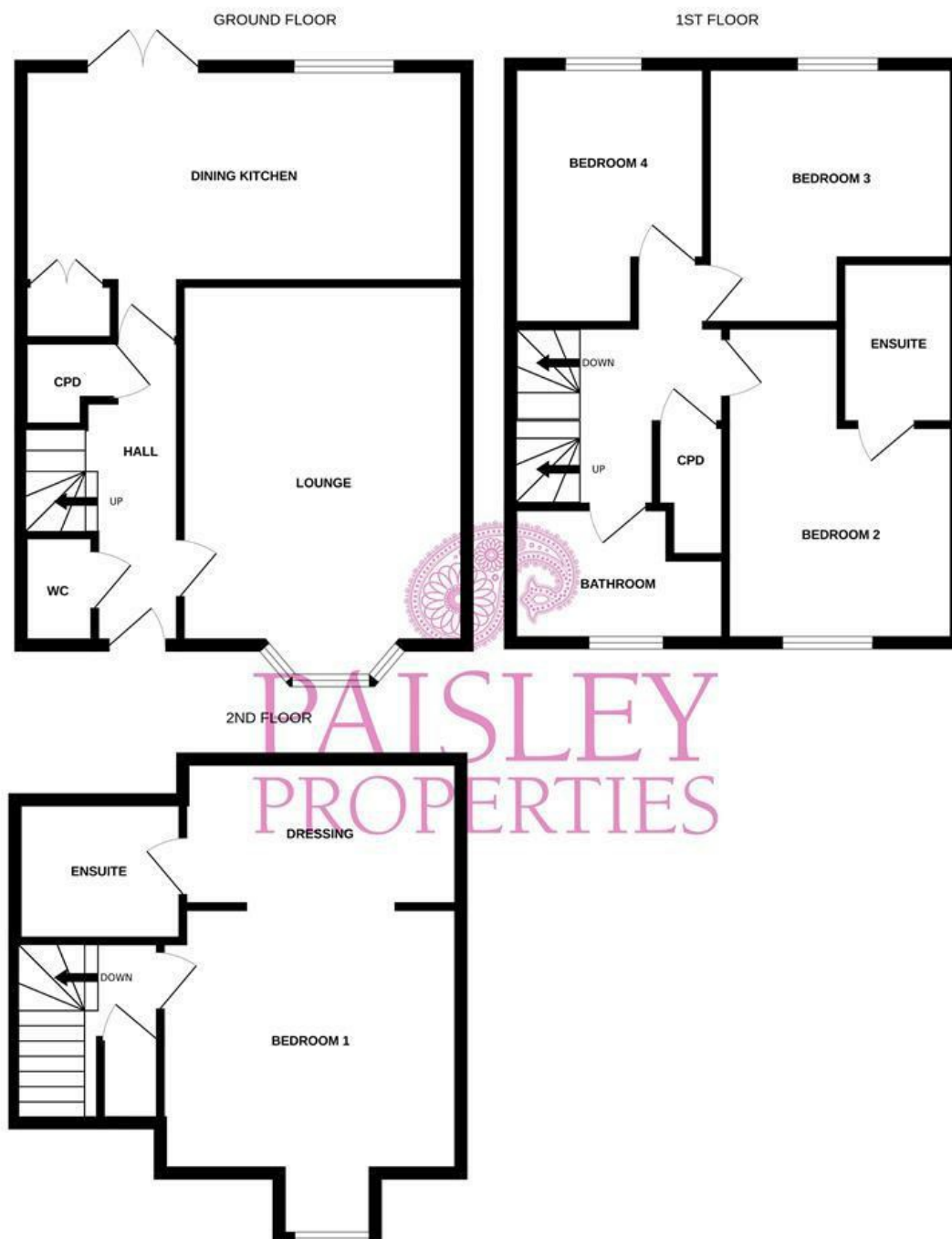
~ Paisley Mortgages ~

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. *

~ 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

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	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES