

6 School Street,  
Darton S75 5HH

OFFERS AROUND  
£100,000



SET IN THE HEART OF DARTON VILLAGE, THIS TWO-BEDROOM MID-TERRACE HOME OFFERS SPACIOUS LIVING ACCOMMODATION, AN ENCLOSED REAR GARDEN, AND ON-STREET PARKING. IDEALLY POSITIONED CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS, AND DARTON TRAIN STATION.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## LOUNGE 13'5" apx x 14'0" apx



Entered via a partially glazed uPVC entrance door, this spacious lounge is positioned to the front of the property and enjoys views overlooking the street. The room benefits from high ceilings, enhancing the sense of space and light, while an inset gas fire with a decorative wooden surround creates an attractive focal point. Internal doors provide access to the kitchen and the front entrance, making this a practical and welcoming living space.

## KITCHEN 9'4" apx x 8'5" apx



This bright and airy kitchen is fitted with a range of grey wall and base units, complemented by black marble-effect worktops and white tiled splashbacks. Integrated appliances include an electric oven and four-ring gas hob. A stainless steel sink and drainer sit beneath a rear-facing window overlooking the garden. Finished with wood-effect laminate flooring, the room also provides access to the staircase and rear porch.

### **FAMILY BATHROOM 5'7" apx x 8'5" apx**



Situated to the ground floor of the property, this family bathroom is fitted with a three-piece white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-flush W.C. The room benefits from white tiled walls, wood-effect laminate flooring, and a frosted rear-facing window providing natural light and privacy. A door leads through to the rear porch.

### **LANDING 2'6" apx x 5'10" max**

First floor landing, the landing provides direct access to the two double bedrooms and completes the first-floor accommodation.

### **BEDROOM ONE 13'3" apx x 12'9" apx**



A generously sized double bedroom positioned to the front of the property, enjoying views over the street. The room offers ample space for a range of freestanding furniture, making it both practical and comfortable. A door provides access back to the first-floor landing.

## **BEDROOM TWO 11'1" apx x 8'6"**



A well-proportioned small double bedroom positioned to the rear of the property. The room offers space for freestanding furniture and is finished with dark wood-effect laminate flooring. A door provides access back to the first-floor landing.

## **REAR GARDEN**



The enclosed rear garden is designed for low-maintenance living, featuring a combination of paved patio and lawned areas. Offering ample space for outdoor furniture, entertaining guests, or children's play equipment, it provides a versatile outdoor area to enjoy. Side access is available for household bins, and a door leads directly back into the property.

FRONT



## **MATERIAL INFORMATION MAPPLEWELL**

### **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 Parking

### **RIGHTS AND RESTRICTIONS:**

NONE

### **DISPUTES:**

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 100Mbps

### **ENVIRONMENT:**

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

## **AGENT NOTES MAPPLEWELL**

### **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.

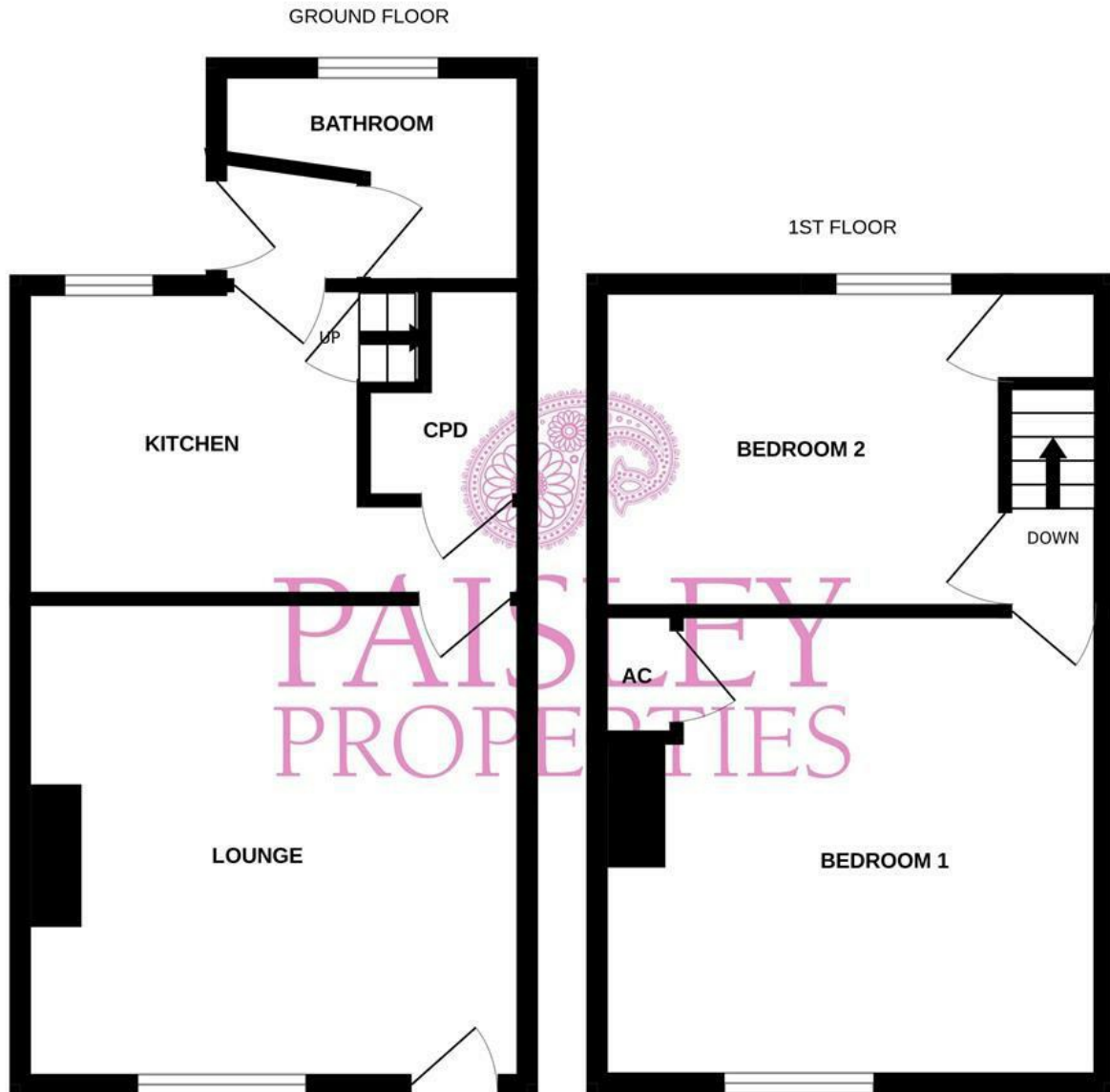
### **PAISLEY PROPERTIES MAPPLEWELL**

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 MAPPLEWELL**

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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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