

12 Craven Wood Close,
S75 2NY

OFFERS AROUND
£350,000



A GENEROUSLY PROPORTIONED THREE-DOUBLE-BEDROOM DETACHED BUNGALOW, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT. BENEFITING FROM DOUBLE GLAZING, OFF-STREET PARKING AND A GENEROUS WRAP-AROUND GARDEN. IDEALLY SITUATED IN DARTON, BARNSELY, CLOSE TO LOCAL AMENITIES AND SCHOOLS.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE PORCH 3'0" apx x 5'10" apx



Entering through the uPVC front door, you are welcomed into a bright entrance porch with space for coats and shoes, decorative glazed internal door and side panels, this practical space provides access to the inner hallway while allowing natural light to flow through.

INNER HALL 5'10" apx x 9'3" apx



The inner hallway provides access to the lounge, kitchen, both bedrooms and the bathroom. Attractive frosted glazed double doors lead through to the lounge, allowing natural light to filter into the hallway, while a useful built-in storage cupboard adds practical convenience.

LOUNGE/ DINING ROOM 8'1" apx x 24'3" apx



This spacious open-plan lounge and dining area offers a versatile living space, ideal for both relaxing and entertaining. A bay window to the front and double patio doors opening onto the side garden allow an abundance of light to fill the room. The lounge features an electric fire with a stone-effect surround, creating an attractive focal point, while the dedicated dining area comfortably accommodates a family dining table. A serving hatch provides convenient access between the kitchen and dining area. Doors lead through to the inner hallway and out to the side garden.

KITCHEN 8'6" apx x 12'5" max



This well-maintained kitchen is fitted with a range of butter-yellow wall and base units, complemented by marble-effect worktops and tiled splashbacks. Integrated appliances include an oven, fridge freezer, and a four-ring gas hob with extractor hood over. A one-bowl sink with a mixer tap sits beneath the window, finished with stone-effect vinyl flooring, doors lead to the inner hallway and the side garden via a charming barn-style door.

BEDROOM ONE 9'8" apx x 9'7" apx



This generously sized principal bedroom offers ample space for a double bed and additional freestanding furniture. A full wall of fitted wardrobes provides excellent built-in storage, while a window overlooking the side and rear aspects creates a bright and airy feel. An en-suite shower room is conveniently accessed from the left-hand side of the bedroom, with a door leading back out to the inner hallway

EN-SUITE 3'4" apx x 5'0" max



The en-suite is fitted with a modern white three-piece suite, comprising a shower cubicle with an electric shower, a wash hand basin with a mixer tap and vanity storage beneath, and a low-flush WC. Finished with white tiled walls and stone-effect vinyl flooring, this well-maintained space offers practicality and convenience. A door leads directly back into the principal bedroom.

BEDROOM TWO 10'5" apx x 8'9" apx



This well-presented second bedroom offers ample space for a double bed and additional freestanding furniture. A full wall of fitted wrap-around wardrobes provides excellent built-in storage, while the front-facing window overlooks the front garden, creating a bright and welcoming space. A door leads back out to the inner hallway.

BEDROOM THREE 9'6" apx x 10'2" apx



Bedroom Three is another well-proportioned double bedroom, offering ample space for a double bed and additional freestanding furniture. The front-facing window overlooks the front garden, allowing plenty of light to fill the room and creating a bright, versatile space. A door leads back out to the inner hallway.

FAMILY BATHROOM 4'6" apx x 4'7" apx



Well-appointed and practical, this family bathroom is fitted with a white three-piece suite comprising a panelled bath with an electric shower over, a wash hand basin and a low-level flush WC. Fully tiled walls provide a clean, contemporary finish, complemented by grey wood-effect vinyl flooring. A frosted window overlooking the rear garden creates a bright and airy feel while maintaining privacy. To the left-hand side, an airing cupboard provides useful additional storage. Further benefits include a heated towel rail. A door leads back through to the inner hall.

FRONT/ DRIVEWAY



The property is approached via a generous block-paved driveway, providing off-road parking for multiple vehicles and access to the detached double garage. The lawned front garden is complemented by established hedging and planted borders, with a pathway leading to the front entrance.

REAR GARDEN



The rear garden wraps around the property, providing a generous outdoor space that has been beautifully maintained by the current owners. Mainly laid to lawn, the garden is complemented by a paved patio, creating a pleasant seating area to enjoy the warmer months. Well-established borders, shrubs and hedging add colour and privacy throughout, while a timber shed provides useful outdoor storage.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

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

COUNCIL TAX BAND: D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Off street parking

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

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 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.

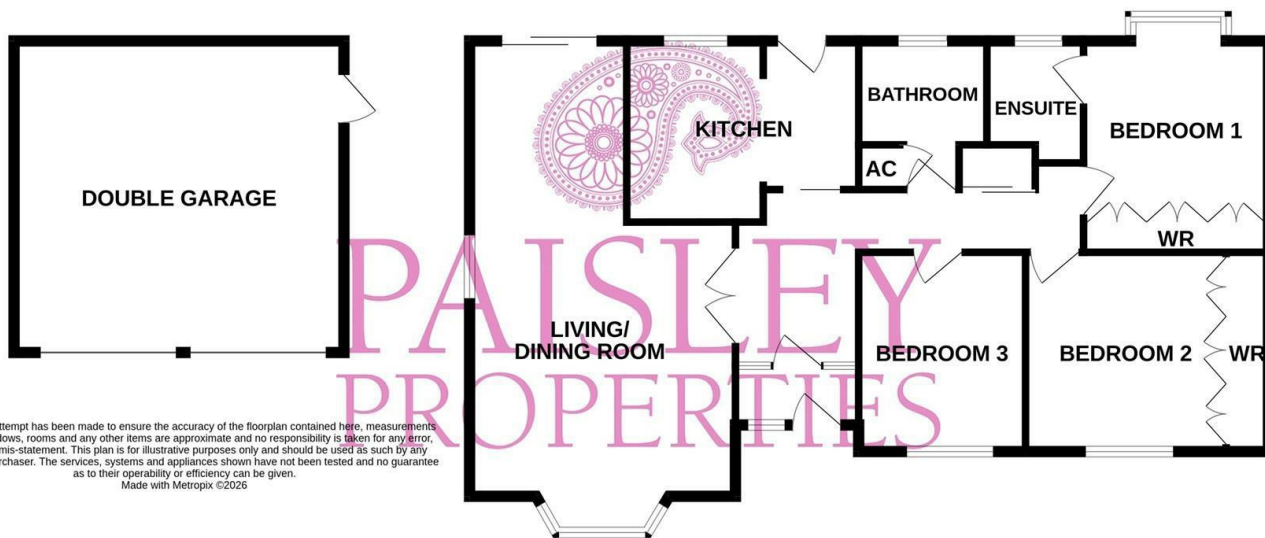
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.



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

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		
EU Directive 2002/91/EC		
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