



MODERN FOUR BEDROOM DETACHED HOME WITH STUNNING PRESENTATION AND A MAGNIFICENT LOUNGE/DINING KITCHEN SEPARATED BY DOUBLE DOORS. SEPARATE UTILITY ROOM AND GROUND FLOOR CLOAKS PLUS EN SUITE TO MASTER BEDROOM. THERE IS AN ATTACHED GARAGE, OFF ROAD PARKING AND GOOD GARDEN SPACE WITH EXCELLENT VIEWS.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

ENTRANCE LOBBY 5'9" x 4'3"

You enter the property through a composite door into this welcoming entrance area with single radiator, entrance hard wearing carpet and pendant lighting. There is a carpeted staircase leading to the first floor and an internal door into the lounge.



LOUNGE 15'11" x 11'0"

A lovely light and airy room with natural light brought in via the double glazed window to the front. There is carpet flooring, a single radiator and double doors to the kitchen, making this whole ground floor space superb for family living and entertaining. An internal door leads to the lobby.



KITCHEN DINER 18'5" x 10'5"

Magnificent space and, when the double doors are open plus the French doors to outside, the whole space is superbly set up. The kitchen part features modern matching wall and base units in a light grey finish with complimentary worktops and splashbacks with a inset one and half bowl stainless steel sink with mixer tap. There are numerous integral appliances including the electric oven, four ring gas hob and stainless steel extractor hood, under counter fridge and freezer plus the dishwasher. The dining area has plenty of space for a good size table, a wall mounted radiator and French doors to the garden. The area has tiled flooring which continues into the utility room and ground floor WC. An internal door leads to the utility room.



UTILITY ROOM 7'0" x 5'1"

Useful separate space having wall and base, worktops and splashbacks that match the kitchen. There is plumbing for a washing machine, space for a dryer and a glazed external door which gives access to the side of the property and also lets in natural light. The tiled floor flows from the kitchen and internal doors lead to the WC and kitchen.



WC CLOAKS 5'2" x 2'11"

Very useful when entertaining and one of three toilets in the property. There is a two piece suite in white consisting of a corner pedestal wash basin with mixer tap and twin flush low level WC. The is tiling to splash areas, a tiled floor continuing from the utility room and a ceiling light. there is a double glazed window with obscure glass and an internal door leads to the utility room.



LANDING 6'10" x 6'1"

Stairs ascend from the lobby to this decent size landing having carpet flooring, a storage cupboard and access to the loft. Internal doors lead to all bedrooms and the house bathroom.



BEDROOM ONE 14'5" max x 13'7" max including en-suite

Fabulous main bedroom with plenty of space for freestanding bedroom furniture and plenty of light brought in by the double glazed window to the front. There is a carpet flooring, a wall mounted radiator and pendant lighting. There is an over stairs cupboard and internal doors lead to the landing and en-suite.



EN-SUITE 6'1" x 5'2"

En-suite shower room with a three piece suite in white consisting of a tiled shower enclosure with thermostatic shower, pedestal wash basin with mixer tap and twin flush low level WC. There is a double glazed window with obscure glass, a wall mounted radiator, extractor fan and tiled flooring. There is a ceiling light and an internal door leads to the main bedroom.



BEDROOM TWO 12'2" x 9'4"

Second good size double bedroom, situated at the front of the property and having plenty of natural via the double glazed window. There is carpet flooring, plenty of space for freestanding bedroom furniture, a wall mounted radiator and ceiling light. An internal door leads to the landing.



BEDROOM THREE 9'7" x 9'3"

Third double bedroom, situated at the rear of the property and having delightful views via the double glazed window which also overlooks the garden. There is carpet flooring, space for free standing furniture, carpet flooring and wall mounted radiator. There is a ceiling light and an internal door leads to the landing.



BEDROOM FOUR 9'8" x 7'3"

Last of the bedrooms and again well proportioned. Situated at the rear of the property and having delightful views via the double glazed window which also overlooks the garden. There is carpet flooring, space for free standing furniture, carpet flooring and wall mounted radiator. There is a ceiling light and an internal door leads to the landing.



BATHROOM 6'10" x 6'3"

having a three piece suite in white consisting of a panel bath with mixer tap, pedestal wash basin with mixer tap and twin flush low level WC. There is a single radiator, double glazed window with obscure glass and tiled flooring. There is tiling to splash areas, a ceiling bulb and an internal door leads to the landing.



EXTERNALLY

There is driveway parking to the front with a lawn area and side access to the rear. The rear garden is tiered having patio area, lawn and lower level patio.

~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: £110 service charge p.a

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley D

PROPERTY CONSTRUCTION: Brick and block

PARKING: Garage and drive

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

*Broadband & Mobile - FTTP, check mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic 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.

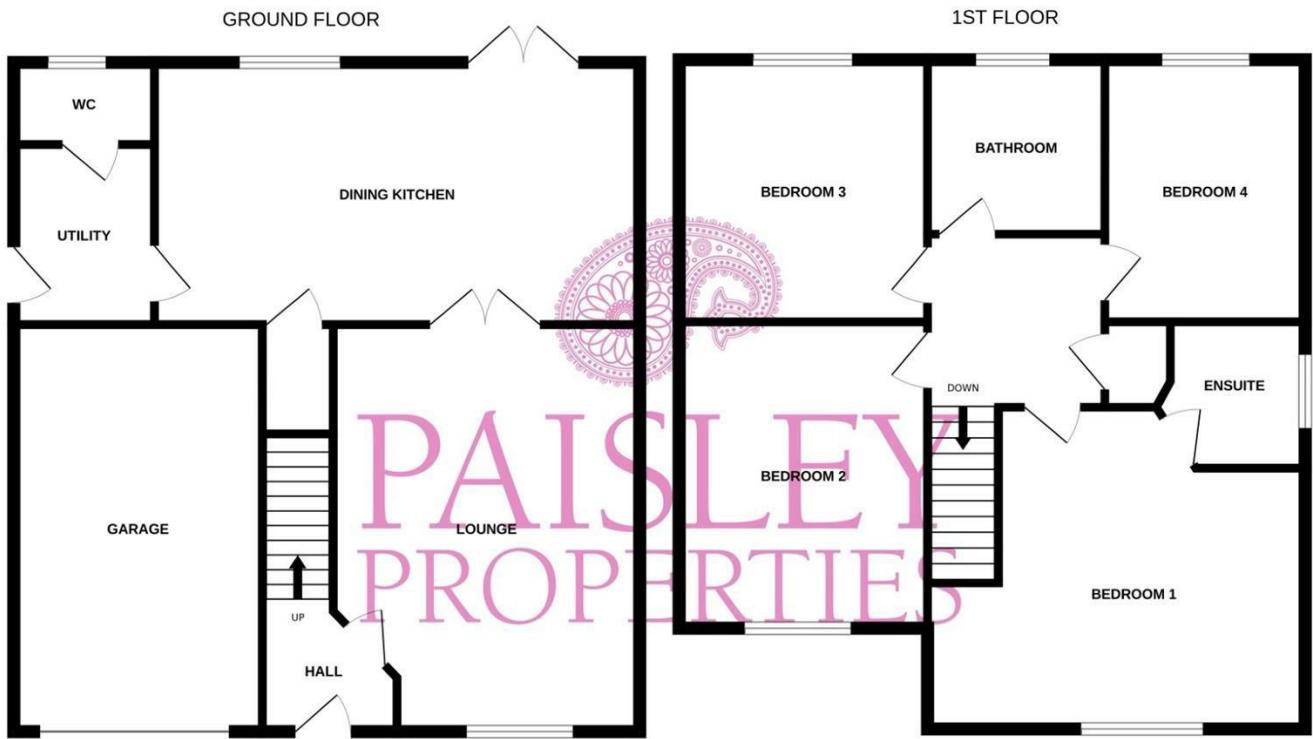
~ Paisley Mortgages ~

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		
(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	EU

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	EU

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