

THIS FABULOUS FOUR BEDROOM DETACHED FAMILY HOME BENEFITS FROM SPACIOUS ROOM SIZES AND IS BEAUTIFULLY PRESENTED THROUGHOUT. EXTERNALLY THE PROPERTY BOASTS A DRIVEWAY FOR MULTIPLE VEHICLES AND A PRIVATE ENCLOSED LOW MAINTENANCE REAR GARDEN WITH A SHED FOR STORAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

## **ENTRANCE PORCH 3'6" x 5'2" max**

You enter the property through a uPVC door into a handy entrance porch which has an abundance of space for removal and storage of outdoor clothing on arrival. There is practical patterned vinyl flooring underfoot. A door leads into the lounge.

## **LOUNGE 10'3" x 16'4" max**

Located to the front of the property with a window overlooking the quiet street, this lovely spacious lounge has neutral décor, wood effect laminate flooring underfoot and plenty of space for lounge furniture. Doors lead to the entrance porch and hallway.



## **HALLWAY 5'3" x 6'2" max**

The downstairs hallway has a carpeted staircase ascending to the first floor and doors leading to the dining kitchen, lounge, downstairs W.C. and the snug.

## **BEDROOM 4 7'8" x 15'9" max**

This double bedroom, which was previously the garage when first built, has a front facing window and practical laminate wood effect flooring underfoot. There is an abundance of space to accommodate freestanding bedroom furniture items or alternatively for lounge or dining furniture if using this as a second reception room. A door leads into the hallway.



## DINING KITCHEN 18'9" x 7'9" max

Spanning the full width to the rear of the property, this fantastic dining kitchen is light and airy courtesy of not only a window overlooking the garden but a set of French doors which open out onto the patio area creating a great entertaining space. The kitchen is fitted with cream base units, timber effect laminate worktops and upstands and a stainless steel sink and drainer with a mixer tap with shower attachment. Rustic metal and timber shelving provides storage to the walls. Cooking facilities comprise of a gas hob with stainless steel canopy hood and splashback and an electric oven. There are spaces for a tall fridge freezer and plumbing and spaces for a washing machine and dishwasher. Grey patterned vinyl flooring adorns the floor and there is space for a large dining table. A door leads to the hallway.



## DOWNSTAIRS W.C. 3'1" x 4'5" max

This contemporary downstairs W.C. is fitted with a white low level W.C. and a matching compact wall mounted hand wash basin. The room is partially tiled with pale grey geometric embossed tiles and patterned vinyl flooring runs underfoot. A door leads into the hallway.



### **FIRST FLOOR LANDING 6'3" x 3'9" max**

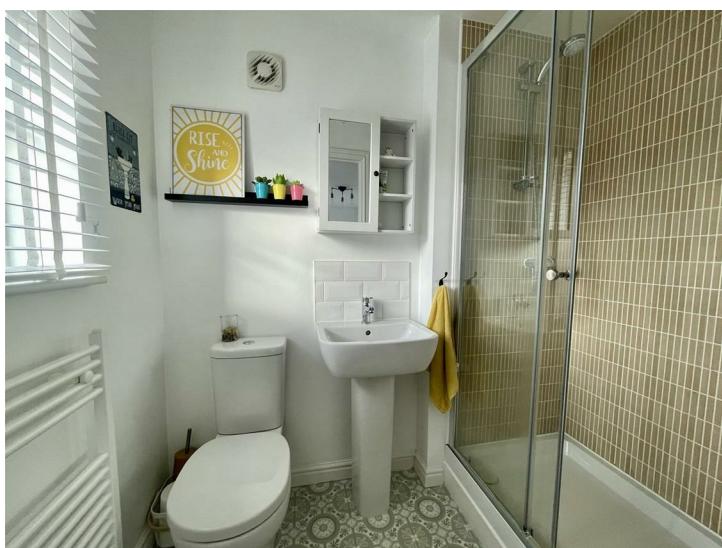
A carpeted staircase ascends from the hallway to the first floor landing which benefits from a large cupboard for storage of household items. A hatch gives access to the loft. Doors leads to the three bedrooms and house bathroom.

### **BEDROOM ONE 14'2" x 9'8" max**

Just flooded with natural light from two front facing windows, this generous double bedroom has ample space for freestanding bedroom furniture and is neutrally decorated. Doors lead to the ensuite and the landing.

### **ENSUITE 6'10" x 4'5" max**

This contemporary ensuite shower room is fitted with a white low level W.C and coordinating pedestal wash basin with mixer tap and tiled splashback. The step in shower enclosure is tiled with ochre tiles and is equipped with a thermostatic mixer shower. Green patterned vinyl flooring runs underfoot and a white heated towel radiator completes the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.



### **BEDROOM TWO 8'9" x 11'4"**

Located to the rear of the property with a window which looks out into the garden, this good sized double bedroom has ample space for freestanding bedroom furniture and neutral décor. A door leads to the landing.

### **BEDROOM THREE 7'10" x 9'9"**

Again located to the rear of the property with a window overlooking the garden, this good sized double bedroom once again benefits from neutral décor and has room for freestanding bedroom furniture. A door leads to the landing.

### **BATHROOM 5'7" x 8'8" max**

This spacious contemporary bathroom is fitted with a white suite comprising of a low level WC, pedestal wash basin with mixer tap and a bath which is equipped with a shower mixer tap and has a glass shower screen attached. The walls are partially tiled with white metro tiles with contrasting grey grout and there is grey patterned vinyl flooring running underfoot. A white heated towel radiator completes the room. An obscure window allows light to enter and a door leads onto the landing.



### **EXTERIOR**

To the front of the property is a wide driveway which can accommodate up to three vehicles. A path leads down the side to a rear enclosed garden which is on two levels. Adjacent to the house is a large patio area then steps lead down to a lawned garden which is low maintenance courtesy of artificial turf. There is also a garden shed for storage.

#### **~ 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.

### **~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley C

PROPERTY CONSTRUCTION: Brick and block

PARKING: Driveway

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile - FTTP

BUILDING SAFETY: None

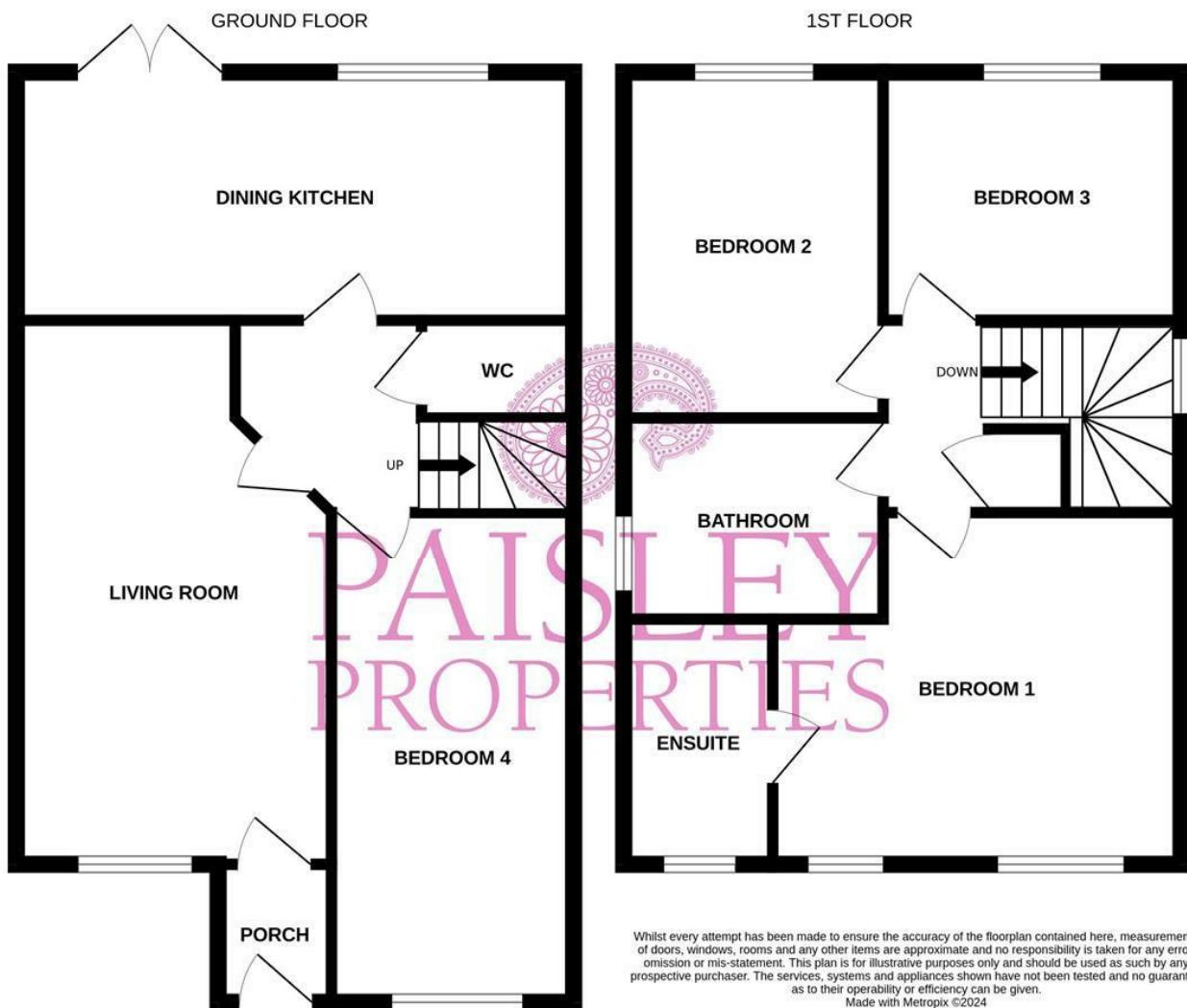
RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

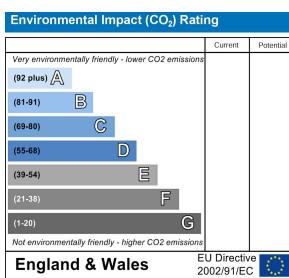
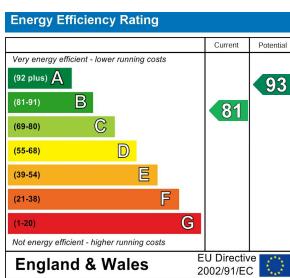
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Garage conversion

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area



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

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

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