



BEAUTIFULLY PRESENTED, THIS THREE BEDROOM, EXTENDED SEMI-DETACHED PROPERTY SITS IN THIS HIGHLY DESIRED, VIBRANT VILLAGE LOCATION. BOASTING A MAGNIFICENT, EXTENDED DINING KITCHEN WITH BIFOLD DOORS AND STYLISH BATHROOM IN ADDITIONAL TO THE INTERNAL BIFOLD DOORS BETWEEN KITCHEN AND LOUNGE PLUS THE GROUND FLOOR CLOAKS. THERE IS A DRIVEWAY, GARAGE, ADDITIONAL PARKING AND FABULOUS, SOUTH FACING REAR GARDEN. THERE IS NO ONWARD CHAIN AND THIS PROPERTY REALLY NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING: TBC

ENTRANCE PORCH 4'5" x 2'11"

You enter the property through a composite door into the north facing porch having tiled flooring, single radiator, ceiling light with the double glazed panel to the side bringing in plenty of light. A glass panel door leads to the hallway.



HALLWAY 11'4" x 5'5"

The lovely, welcoming hallway comes with a storage cupboard which also houses the boiler, carpet flooring and single radiator. Carpeted stairs lead to the first floor landing and there are glass panelled doors leading to the dining kitchen and porch.



LOUNGE 12'5" x 10'2"

Delightful living room with plenty of light brought in by the uPVC double glazed window to the front. The main feature is the glass panelled bifold doors, making this room either part of the magnificent entertaining space the dining kitchen offers, or private and cosy. There is carpet flooring, a double radiator and the TV sockets and wires are tucked away and hidden in the wall. The bifold doors lead to the dining kitchen.





DINING KITCHEN 21'0" x 13'9" plus recess

This exceptional space is just fantastic for entertaining, heightened by the wonderful bifold doors leading to the garden, flooding the room with natural light and opening the garden to the inside. The kitchen itself is also superb with a range of high gloss wall and base units, complimentary worktops with inset glass and stainless steel sink having swan neck mixer tap with pull our hose. There are numerous integrated appliances including the fridge freezer, washing machine and dishwasher. There is a eye level double oven/microwave and the five zone induction hob is located on the centre island which features a concealed downdraft extractor which emerges from the worktop. There is a decorative fireplace, laminate flooring, space for a dining table and sofa, double radiator and inset ceiling spotlights. A glass panelled doors leads to the hallway, a pocket door leads to the cloaks with bifold doors leading to the lounge.



GROUND FLOOR CLOAKS 8'10" x 3'0"

Very useful extra space having a separate cloaks and WC having laminate flooring and the cloaks having a vanity wash unit with mixer tap, storage under and tiled splashbacks, twin flush low level WC and uPVC double glazed window having obscure glass. There is a chrome ladder radiator, ceiling light and extractor fan. An internal door leads to the cloaks area and in turn a pocket door leads to the dining kitchen.



LANDING 6'9" x 5'11"

A carpeted staircase ascends from the hallway leading to landing having carpet flooring and uPVC double glazed window to the side. Internal doors lead to all bedrooms and the bathroom.



BEDROOM ONE 11'1" x 9'3"

Situated at the front of the property with excellent far reaching views over Notton Woods and beyond, this double bedroom has carpet flooring, single radiator and uPVC double glazed window. There is space for freestanding bedroom furniture and a large loft hatch incorporating a pull down, foldable wooden ladder giving access to the useable loft space plus under eaves storage. An internal door leads to the landing.



LOFT 15'3" x 10'3" limited headroom

Very useable space being boarded and carpeted and having additional under eaves storage space and electric light.

BEDROOM TWO 11'3" x 8'6"

Second double bedroom, located at the rear of the property and overlooking the garden. Light is brought in via the uPVC double glazed window, there is carpet flooring, a single radiator and space for freestanding bedroom furniture. An internal door leads to the landing.



BEDROOM THREE 7'9" x 8'5"

Third bedroom, located at the front of the property and, like the main bedroom, it has lovely far reaching views brought in via the uPVC double glazed window. There is laminate flooring, a single radiator and built in shelving above the bulkhead. An internal door leads to the landing.



BATHROOM 7'10" x 7'4"

Stylish bathroom having a four piece, modern suite. There is a separate corner shower cubicle with thermostatic shower, 'D' panel bath with side mixer taps, twin flush low level WC and wall mounted vanity wash unit with storage and mixer tap. There is a chrome ladder towel radiator, uPVC double glazed window with obscure glass and a tiled floor with underfloor heating. The walls are fully tiled, there are ceiling spotlights and an extractor fan. An internal door leads to the landing.





FRONT AND DRIVE

To the front there is a quality driveway with stone wall and iron gates, lawn garden with mature shrubs and plants and a secure door which leads to the rear.

REAR GARDEN

Fantastic entertaining space, augmented by the bifold doors leading to the dining kitchen. There is a flagged patio directly outside the dining kitchen, drive, garage and further lawn space with corner garden pond.



GARAGE AND ADDITIONAL PARKING 18'5" x 11'7"

A five bar gate leading to a short drive which in turn leads to the garage. The garage has a recently installed up and over door, electric light and power point. This property owns part of the road to the rear, giving additional parking outside the five bar gate.



VIEW



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley C

PROPERTY CONSTRUCTION: Brick

PARKING: Garage, front drive and parking for numerous cars to the rear

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

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

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: They own two thirds of the road at the rear, on a separate deed. Lots of additional parking, access needed for neighbouring properties

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.

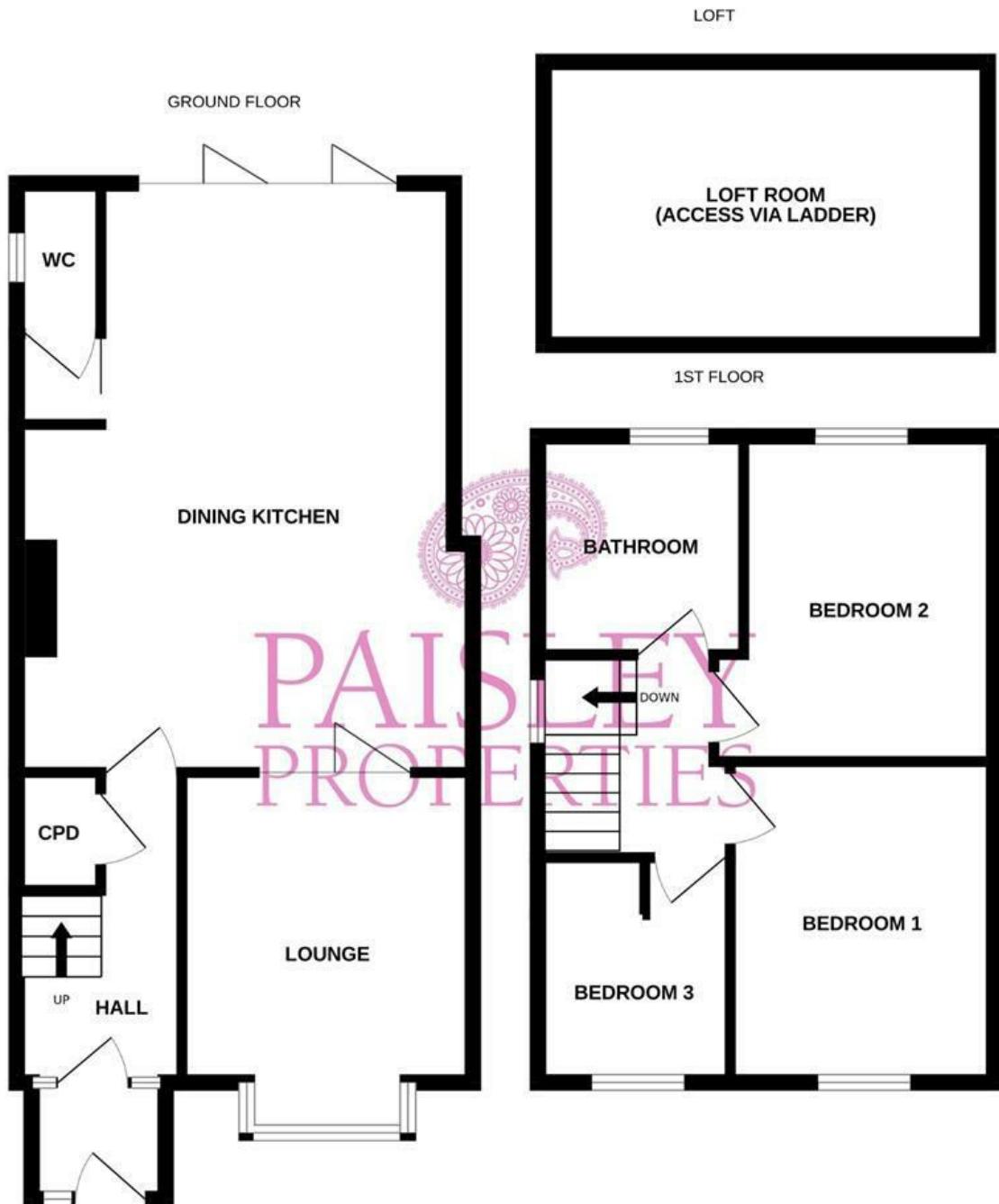
~ Paisley Mortgages ~

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		
(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	

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

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

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