



THIS IMMACULATED PRESENTED THREE BEDROOM, EXTENDED SEMI DETACHED FAMILY HOME HAS BEEN FINISHED TO A SUPERB STANDARD THROUGHOUT WITH NO EXPENSE BEING SPARED AND BOASTS A STYLISH, EXTENDED DINING KITCHEN, THREE GOOD SIZED BEDROOMS, BEAUTIFUL LANDSCAPED GARDEN AND CONVERTED GARDEN ROOM WITH BAR.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

ENTRANCE PORCH 4'7" x 4'7"

You enter the property through a partially glazed composite door in to an inviting entrance porch which has ample space to remove and store outdoor clothing with the recent addition of a panelled wall with shelving and coat hangers. A side facing obscure glazed window allows natural light in and there is wood effect laminate underfoot. There are spotlights to the ceiling and a solid oak, partially glazed door leads through to the lounge.



LOUNGE 15'5" x 13'6"

This chic living area has an abundance of space for living room furniture and a front facing bay window floods the area with light plus there are contemporary shutters giving that extra elegant feel. There is carpet flooring, spotlights and coving to the ceiling, tasteful décor to the walls including an eye catching feature brick wall which creates a lovely focal point to the room. A stunning oak staircase with glass balustrade ascends to the first floor landing with recessed lighting to the wall and a glazed solid oak door leads through to the dining kitchen.



DINING KITCHEN 20'0" x 12'5"

Spanning the rear of the property, this beautifully presented dining kitchen is the perfect place to relax and enjoy meals with friends and family. The kitchen is fitted with a range of grey gloss wall and base units, complementary wood effect work surfaces and white marble brick style tile splashbacks. Appliances within the kitchen include a black composite one and a half bowl sink and drainer with pull down spray mixer tap over, dual built in ovens, microwave, four ring induction hob, along with a fully integrated fridge/freezer, dishwasher and washing machine. The breakfast bar matches the rest of the kitchen, has the induction hob situated there with drawer storage and seating area for bar stools. To one end of the room there is a great space for a family dining table and chairs, two upright designer radiators, with bi-folding doors leading to the large garden which is fantastic for the summer months creating a wonderful 'outside in' feel. There is also an integrated sound system, superb when cooking or entertaining which has a radio and can be linked via bluetooth to your phone. Velux windows provide the room with further light, there are spotlights to the ceiling, vinyl flooring underfoot and a door leads through to the lounge.





FIRST FLOOR LANDING 13'5" x 5'8" max including stairs

An oak staircase with glass balustrade ascends from the lounge to the first floor landing where there is a hatch that provides access to the loft space, spotlights to the ceiling and oak doors to three bedrooms and bathroom.



BEDROOM ONE 13'2" x 8'7"

Positioned to the front of the property and boasting far reaching views through the dual aspect windows, which are similar to the lounge, have fitted contemporary blinds, is this superbly presented master double bedroom offering space for freestanding furniture with the bespoke bedside cabinets fitted. There are chrome power sockets with USB ports, tasteful décor to the walls including feature panelled wall, recessed square spotlights to the ceiling and a door leads through to the landing.



BEDROOM TWO 10'4" x 8'4"

Another good sized bedroom this time positioned to the rear and offering space for free standing furniture. There is attractive feature panelling to one wall and a rear facing window, again with shutters, boasting far reaching views to farmland and beyond. There is carpet flooring, spotlights to the ceiling and a door leads through to the landing.



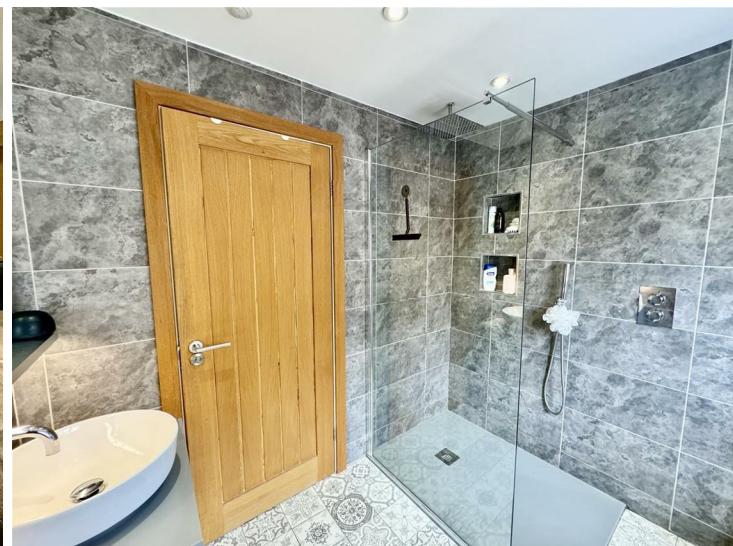
BEDROOM THREE 9'3" x 6'7"

This versatile third bedroom is currently being used as a dressing room and walk in wardrobe by its current owners but would alternatively make a great home office or accommodate a double bed and further free standing furniture. There are fitted , stylish clothes rails, carpet flooring and a rear facing window fills the room with natural light and there is stylish panelling to the walls. A door leads through to the landing.



BATHROOM 8'8" x 7'4"

This contemporary bathroom is fitted with an impressive four piece suite which comprises of a walk in shower with waterfall shower and separate shower head, freestanding oval bath with freestanding, floor mounted mixer taps, vanity wash basin with mixer tap over and drawers and a wall mounted close coupled W.C. There are attractive grey tiles to the walls and patterned grey & white tiles to the floor along with feature slate split tiling to the bath plus a chrome ladder towel radiator. A rear facing obscure glazed window allows natural light in and there is a handy heated towel rail. There is an extractor fan, spotlights to the ceiling and a door leads through to the landing.





GARDEN ROOM 20'4" x 8'2"

Having been converted from a garage, this stunning garden room is the perfect place to entertain and boasts an impressive bar. There is power, light, electric heating and space for freestanding furniture. Grey wood effect laminate completes the room and a part glazed composite leads out to the garden.



STORE 8'10" x 4'10"

Previously the front entrance of the garage, this area completes the garage conversion and leaves a useful, lockable storage area for garden furniture and tools.

FRONT AND REAR

To the front of the property there is tarmac driveway providing off road parking for multiple vehicles. A secure gate allows access to the rear of the property.

To the rear, there is a beautiful landscaped garden which is the perfect setting for entertaining in the summer months courtesy of the garden room at the top of the garden and the pergola at the bottom offering space for garden furniture. A paved patio adjoins the property with far reaching views to nearby farmland and beyond. A low maintenance artificial grass lawn leads on from the patio and steps lead down to a further artificial grass lawn with a flower bed filled with beautiful shrubs adding a splash of colour.





~ Material Information ~

TENURE:

Freehold

ADDITIONAL COSTS:

None

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band B

PROPERTY CONSTRUCTION:

Brick and block

PARKING:

Driveway with parking for numerous cars

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

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 - FTTP Up to 1000 Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership

~ 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.

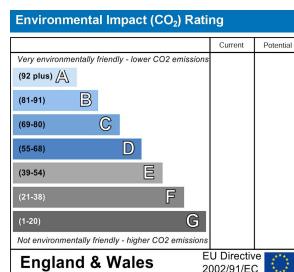
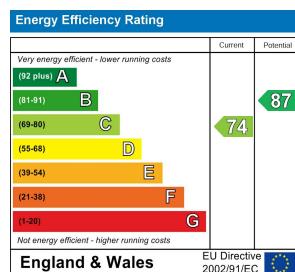
~ Paisley Mortgages ~

Harry Mason 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 Harry, 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.



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