

197 Spark Lane,
Mapplewell S75 6AF

OFFERS AROUND
£350,000



FABULOUS DETACHED HOME IN THIS HIGHLY DESIRED LOCATION, THREE WELL PROPORTIONED BEDROOMS WITH AN EN SUITE TO THE MASTER, KITCHEN WITH SEPARATE DINING SPACE PLUS CONSERVATORY, OFF ROAD PARKING FOR NUMEROUS VEHICLES, DETACHED GARAGE WITH CAR CHARGING, POWER AND UTILITY USE AND DELIGHTFUL REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

HALLWAY 12'5" x 3'9" plus cupboard and cloaks

You enter the property via a composite front door into the welcoming hallway with plenty of room to remove coats and shoes. There is tiled flooring, a wall mounted radiator, pendant lighting and coving to the ceiling. A staircase leads to the first floor and internal doors lead to the lounge, kitchen and ground floor WC.



GROUND FLOOR WC 5'3" x 3'4"

Convenient ground floor cloaks, having a two piece suite in white consisting of a pedestal wash basin and twin flush low level WC. There is a double glazed window with obscure glass bringing in natural light, a wall mounted radiator, pendant lighting, tiled flooring and tiling on the walls to splashbacks. An internal door leads to the hallway.



LOUNGE 16'3" into bay x 10'7"

Lovely living room bathed in natural light by the double glazed bay window to the front. The focal point of the room is the electric fire set on a marble base with decorative wood surround and the heating is complimented by the two wall mounted radiators. There is carpet flooring, decorative coving to the ceiling and two pendant lights. An internal door leads to the hallway.



KITCHEN 9'5" x 9'0"

Located at the rear of the property and having a good range of shaker style wall and base units with a neutral finish, complimentary square edged solid wood worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven and four ring gas hob plus there is space for a fridge freezer. There is tiled flooring, inset ceiling spotlights and a double glazed window to the rear giving views of the garden. An internal door leads to the hallway and an open leads to the dining space.



DINING AREA 9'0" x 8'6"

Favourably located next the kitchen and with patio doors to the conservatory, this space has tiled flooring, a wall mounted radiator, pendant lighting and coving to the ceiling with plenty of space for a dining table and chairs. An opening takes you back to the kitchen.



CONSERVATORY 11'5" x 9'10"

Exceptional additional space beautifully linking the inside and outside. There is a wall mounted radiator making sure the room can be used all year round, power and light. There is tiled flooring, French doors to the garden and patio doors lead to the dining space.



LANDING 7'6" x 5'10"

Stairs ascend from the hallway to this first floor landing having carpet flooring, wall mounted radiator and double glazed window with obscure glass to the side. There is access to the loft, pendant lighting and storage cupboard. Internal doors lead to the bathroom and all bedrooms.



BEDROOM ONE 12'9" x 10'2" into recess

Well proportioned main bedroom, located at the front of the property and with natural light coming in from the double glazed window overlooking the front garden. This double bedroom has plenty of space for freestanding bedroom furniture, carpet flooring, pendant lighting and a wall mounted radiator. There is coving to the ceiling and internal doors lead to the en suite and landing.



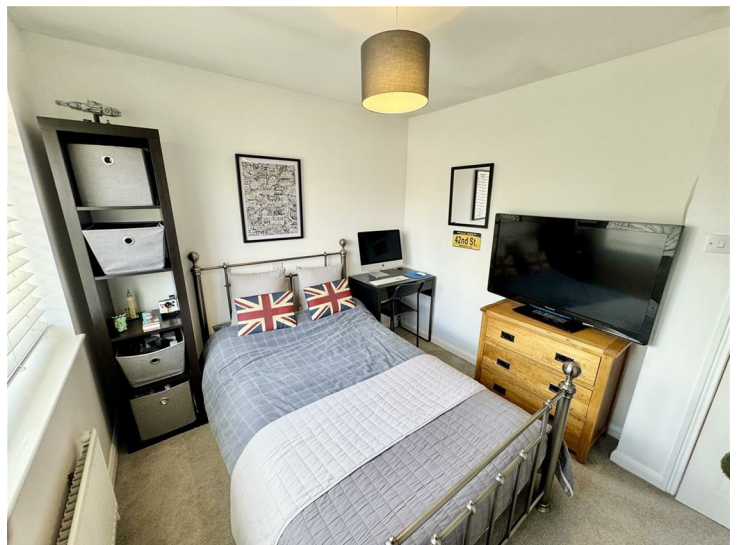
EN SUITE 5'4" x 4'3"

Suitable en suite having a three piece in white consisting of a tiled shower enclosure with electric shower, pedestal wash basin and twin flush low level WC. There is vinyl flooring, inset ceiling spotlights and an extractor fan. Tiling on the two walls is to dado height plus the fully tiled shower area. An internal doors leads to the main bedroom.



BEDROOM TWO 10'2" x 8'3"

Good size second double bedroom, flooded with light via the double glazed window to the rear which also overlooks the impressive rear garden. There is sufficient space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



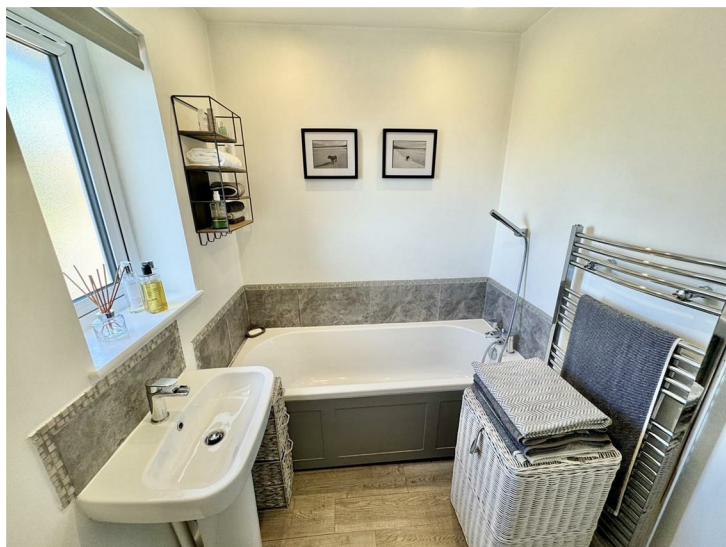
BEDROOM THREE 8'11" x 7'3"

Well proportioned third bedroom, again located at the rear and having those views of the garden through the double glazed window. There is plenty of space for free standing bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



BATHROOM 7'3" x 5'2"

Stylish house bathroom having a three piece suite in white consisting of a panel bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and twin flush low level WC. There is a double glazed window with obscure glass bringing in natural light, laminate flooring, inset ceiling spotlights and a chrome ladder radiator. Tiling on the walls is to splash areas and an internal door leads to the landing.



EXTERNALLY

To the front there is a five bar gate that give access to the driveway which leads to the garage and gives parking for numerous cars. There is a turning space providing extra parking plus low maintenance gravelled areas. There is secure access to the impressive rear garden, having generous gravelled patio areas, lawn with mature flower and plant border, established tree and garden shed. There is also side access to the garage and French doors lead back into the conservatory.



GARAGE 21'9" x 9'8"

Excellent garage with ample space for a car and having an electric roller shutter door, power, light and includes an intelligent electric car charger. There is also a utility area with plumbing for a washing machine and extra storage capability in the roof space.

~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations 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

UTILITIES:

Water supply - Mains

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 ~

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.

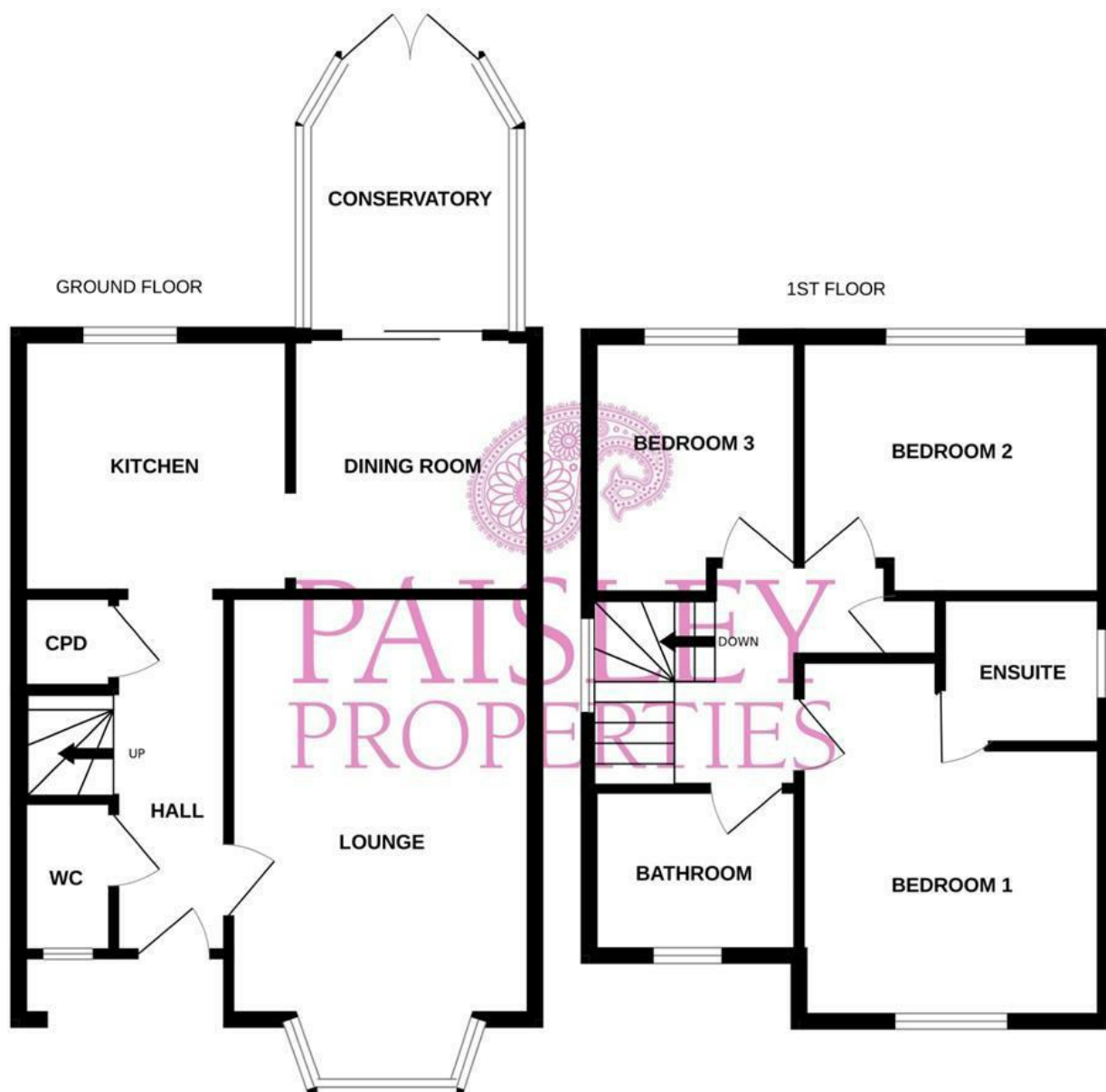
~ Paisley Mortgages ~

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.

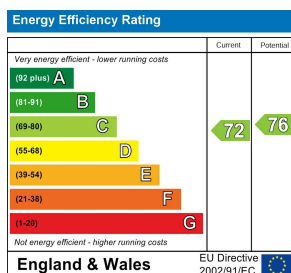
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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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

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

PAISLEY
PROPERTIES