

1 Towngate,
Mapplewell S75 6AT

OFFERS AROUND
£175,000



A SPACIOUS, DOUBLE FRONTED MID TERRACE LOCATED IN THE CENTRE OF THIS POPULAR YORKSHIRE VILLAGE. HAVING THREE GOOD SIZE BEDROOMS AND TWO RECEPTIONS ROOM, THE PROPERTY IS WELL PRESSNETD AND READY TO MOVE INTO. PATIO GARDEN TO THE REAR AND EXCELLENT COMMUTING LINKS

FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING: TBC

PAISLEY
PROPERTIES

DINING ROOM 12'3" x 9'2" max into recess



You enter the property through a composite front door into this well proportioned reception room, ideal as a dining room or another living area. There is plenty of space for freestanding furniture, a double glazed window to the front brings in natural light, there is carpet flooring and a pendant ceiling light. This room is open plan to the kitchen with an open archway leading to the lounge.

KITCHEN 10'1" x 9'11"



Spacious kitchen having a good range of wall and base units with a light wood grain effect finish, complimentary rolled worktops, tiled splashbacks and stainless steel sink with mixer tap. There is a gas cooker and plumbing for a washing machine plus space for a dining table and chairs. Vinyl flooring runs underfoot, there is a useful storage cupboard and a double glazed window to the rear looks out to the patio and lets in natural light. A composite door leads to the rear porch, the space is open plan to the dining room and breakfast room.



BREAKFAST ROOM 9'0" x 7'3"



Excellent additional space, situated off the kitchen and having a breakfast bar with tiled splashbacks, vinyl flooring, a wall mounted radiator and space for a fridge freezer. A door leads to the staircase which takes you to the first floor.

LOUNGE 12'6" x 9'6"



Second of the front facing reception rooms with the focal point being the electric fire with decorative surround. There is carpet flooring, a wall mounted radiator, coving to the ceiling, wall lights and a pendant ceiling light with the double glazed window drawing in natural light. An open arch leads to the dining room.

FIRST FLOOR LANDING



Stairs ascend from the breakfast room to this first floor landing which has carpet flooring and a walk in cupboard housing the boiler, with vinyl flooring and access to the loft. Internal doors lead to the bathroom and the three bedrooms

BEDROOM ONE 16'2" max into recess to trear of robes x 12'5"



Impressive master bedroom with exceptional storage having two built in triple wardrobes, a double wardrobe, corner cupboard and dressing table with overhead storage. Natural light is brought in through the double glazed window to the front, there is carpet flooring, a wall mounted radiator, pendant ceiling lighting and coving to the ceiling. An internal door leads to the landing.



BEDROOM TWO 12'5" x 9'7" max into recess



Second double bedroom, again located at the front of the property with a the double glazed window bringing in plenty of natural light. There is room for freestanding bedroom furniture, carpet flooring runs underfoot and there is a wall mounted radiator. There is coving to the ceiling and an internal door leads to the landing.

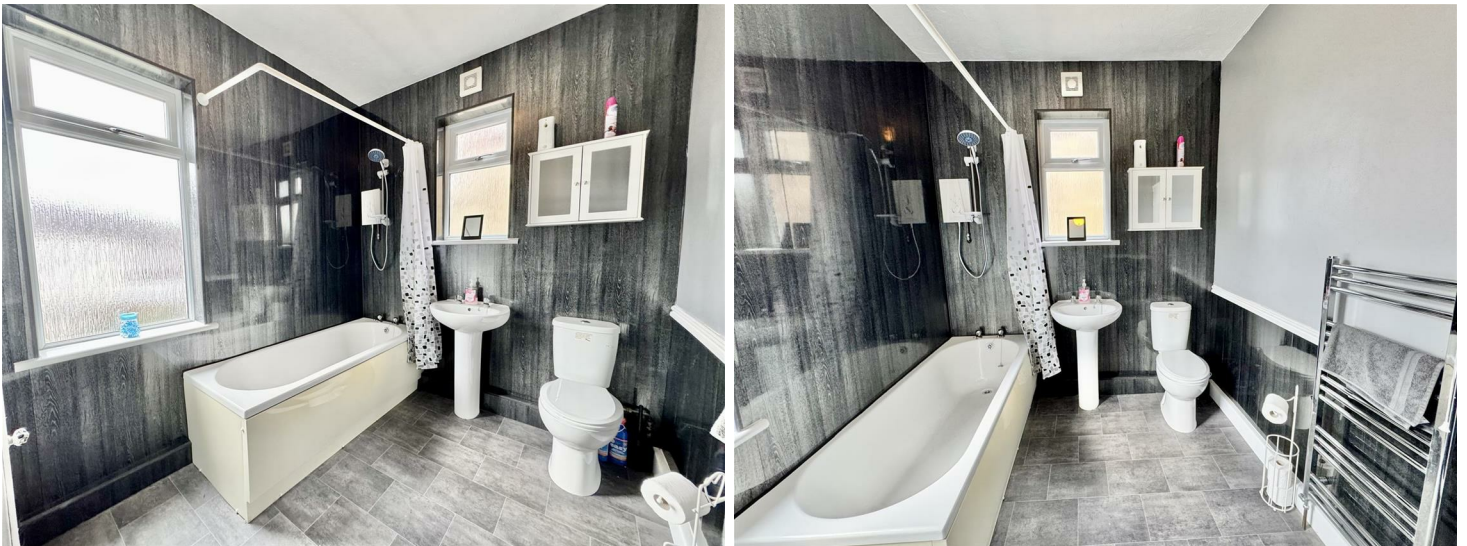


BEDROOM THREE 9'8" x 7'3"



Third well proportioned bedroom, this time located at the rear of the property with the double glazed window bringing in plenty of natural light and overlooking the patio. There is room for freestanding bedroom furniture, carpet flooring runs underfoot and there is a wall mounted radiator. There is coving to the ceiling and an internal door leads to the landing.

BATHROOM 9'3" x 7'3"



Good size bathroom having a three piece suite in white consisting of a panel bath with electric shower over, pedestal wash basin and twin flush low level WC. There are low maintenance panels on the wall which provide a waterproof, grout-free alternative to tiles that resist mould and mildew. These panels are designed for easy, wipe-clean maintenance. There is ceiling lighting, a chrome towel radiator, vinyl flooring and two double glazed windows with obscure glass bathe the room with natural light. There is a storage cupboard, an extractor fan and an internal door leads to landing

EXTERNALLY



There is a compact yard to the front with gated access to the rear garden having two patio areas, the top one having artificial grass and a water feature.



MATERIAL INFORMATION MAPPLEWELL

TENURE:

Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band A

PROPERTY CONSTRUCTION:

Standard

PARKING:

On street or nearby car parks

RIGHTS AND RESTRICTIONS:

Right of access to the side

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

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 - 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 MAPPLEWELL

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

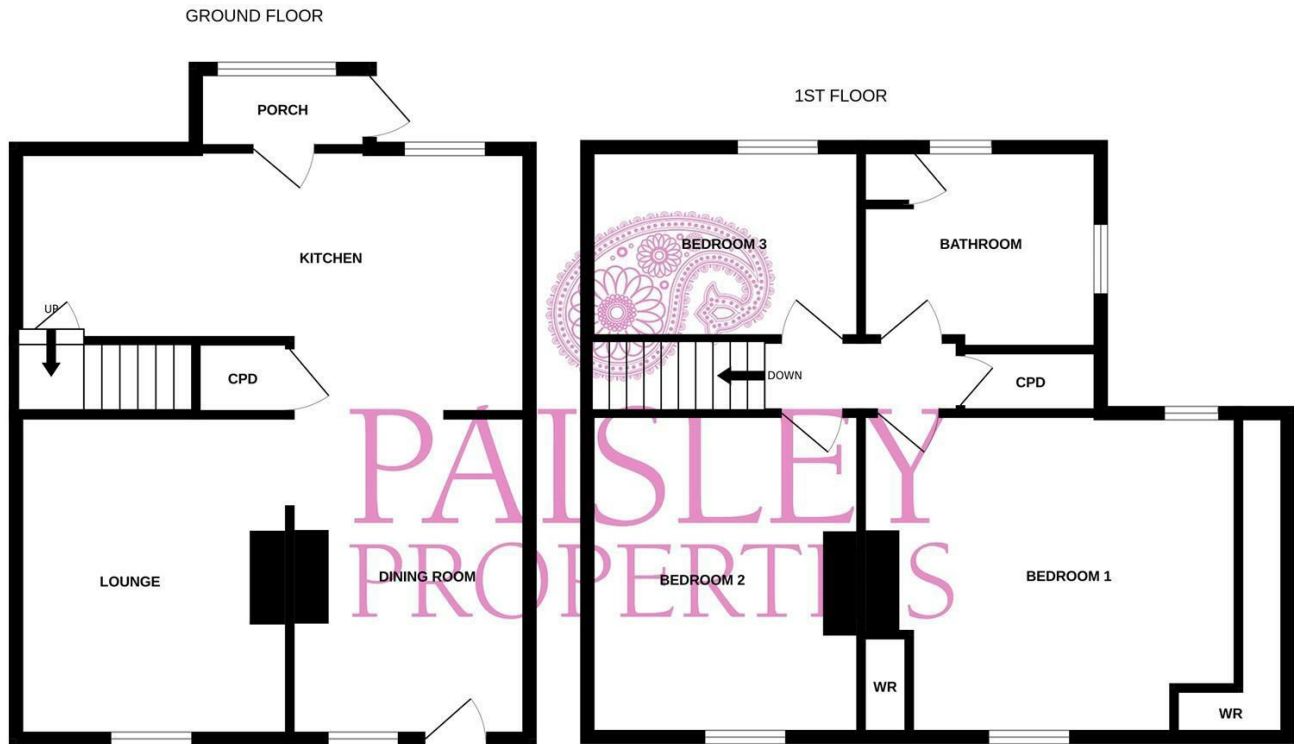
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

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. *



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	

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