



THIS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITS ON A GENEROUS PLOT AND OFFERS WELL PRESENTED SPACIOUS ACCOMMODATION OVER TWO FLOORS. THERE ARE TWO EN SUITES IN ADDITION TO THE HOUSE BATHROOM AND EXTERNALLY THE PROPERTY BENEFITS FROM A DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES AND GARDENS TO THE FRONT AND REAR.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL 17'10" x 6'2"

You enter the property through a composite door to the front into this welcoming and well presented hallway. Having a double glazed panel bringing in natural light, there is good storage via the under stairs cupboard and there is a wall mounted single radiator, carpet flooring, pendant lighting and coving to the ceiling. Internal doors lead to the kitchen and lounge with a carpeted staircase leading the the first floor.



GROUND FLOOR WC 4'1" x 3'7"

Handily located just inside the entrance to the property, this downstairs W.C. is fitted with a white low level W.C. and matching wall mounted hand wash basin. The walls are tiled to dado height and co-ordinating ceramic tiles adorn the floor. An obscure window allows natural light to enter, there is a wall mounted radiator and a door leads to the entrance hallway.



LOUNGE 15'5" max to recess x 13'9"

Positioned to the front of the property with a window looking out to the front garden and street beyond, this tastefully decorated lounge has ample space for lounge furniture and other associated freestanding furniture items. The room has a modern, elevated electric fire as a focal point to the room, there is carpet flooring and a wall mounted radiator. An internal door leads into the hallway and double bi-fold doors lead to the dining room.



DINING ROOM 11'9" x 9'1"

Useful extra reception room, located next to the lounge and at the rear of the property with natural light flooding in via the patio doors to the rear which also give access to the rear garden. There is a single wall mounted radiator, coving to the ceiling and double fold doors lead to the lounge.



BREAKFAST KITCHEN 13'4" x 13'9"

Stunning breakfast kitchen, recently installed and having an excellent range of matching wall and base units with a gloss grey finish, complimentary square edge sparkle worktops with inset one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integral Zanussi appliances come in the form of an electric eye level double oven, induction hob and a combination of glass and stainless steel extractor hood. There is a matching breakfast bar, space for an upright fridge freezer with natural light brought in via the double glazed window with looks out onto the rear garden. There are large gloss tiles to the floor which are further accentuated by the LED kick board and under cupboard lights. There are inset spotlights to the ceiling, a wall mounted radiator and internal doors leading to the hallway and utility room, with an external door leading to the garden.



UTILITY ROOM 9'1" x 4'9"

Very useful room, situated next to the kitchen and having matching units, worktops, sink and splashbacks to the ones in the kitchen. There is plumbing for a washing machine, space for a dryer with natural light brought in via the double glazed window to the rear giving views of the garden. There are inset ceiling spotlights, a matching tiled flooring to the kitchen and extractor fan. The boiler is housed in this room, there is coving to the ceiling with doors leading to the kitchen and garage.

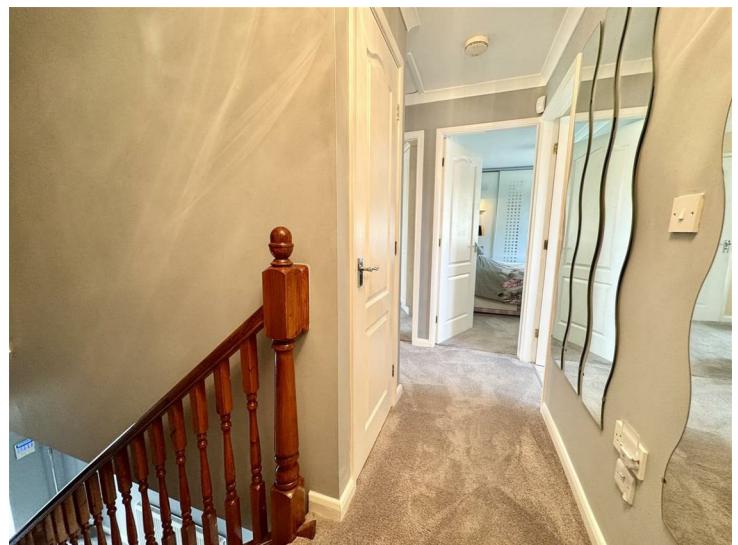


GARAGE 17'8" x 8'3"

Situated next to the utility room and having plenty of space for a car, or like many, perfect for conversion. There is power, light and an electric garage door.

LANDING 9'3" x 5'9" max including cupboard

A carpeted staircase ascends from the entrance hallway to the first floor landing which has doors leading to the four bedrooms, house bathroom and a cupboard perfect for storing household items.



BEDROOM ONE 16'11" x 8'3"

The first of two alternative master bedrooms, this one located at the front of the property with natural light coming from the double glazed window. There is laminate flooring, plenty of space for free standing bedroom furniture and wall mounted radiator.



EN SUITE BATHROOM 8'3" x 5'6"

Located at the rear of the property and having a three piece suite in white consisting of a shower bath with mixer taps, incorporating a shower hose and thermostatic shower over with glass screen, wall mounted wash basin with mixer tap and twin flush low level WC. There is tiling to the walls to dado height plus full tiling to splash areas, a tiled floor, wall mounted radiator and double glazed window with obscure glass. There are ceiling spotlights, an extractor fan and an internal door leads to the bedroom.



BEDROOM TWO 14'2" max x 12'5" max to rear of robes

Alternative master bedroom having a fantastic range of fitted bedroom furniture including three doubles, overhead cupboards, dressing table, drawers and bedside cabinets. Situated at the front of the property, there is a double glazed window letting in plenty of natural light, coving to the ceiling, carpet flooring and wall mounted radiator. Internal doors lead to the landing and en suite.

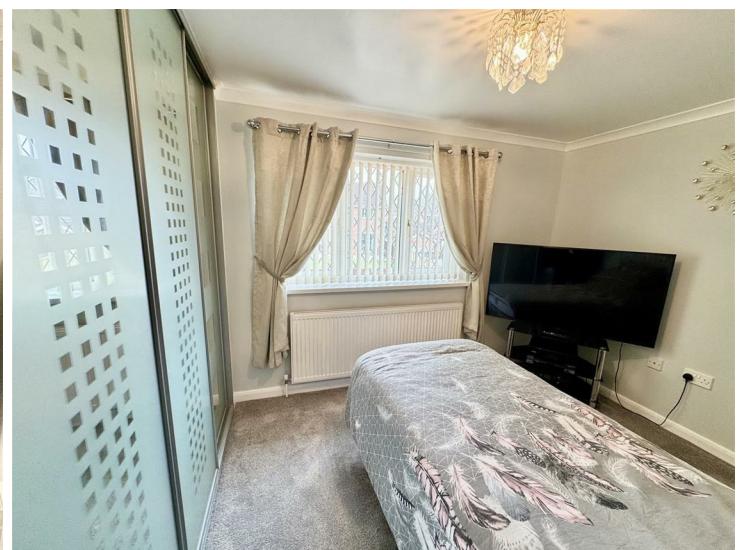
**EN SUITE 6'0" x 5'1"**

This stylish ensuite shower room is fitted with a white low level W.C. and matching pedestal wash basin with mixer tap and a step in one and a half size shower enclosure with a thermostatic shower. There is attractive tiling to the walls to dado height with decorative border plus full height tiling to the shower. The ceramic floor tiles run underfoot, there are spotlights to the ceiling and an obscure window allows natural light to enter. There is an extractor fan and an internal door leads to the bedroom.



BEDROOM THREE 12'6" max to rear of robes x 8'9"

Another double bedroom, this time located at the rear and giving views of the garden via the double glazed window. There is excellent fitted storage in the form of the full wall, sliding door wardrobes with mirror panels, there is carpet flooring and a wall mounted radiator. There is carpet flooring and an internal door leads to the landing.



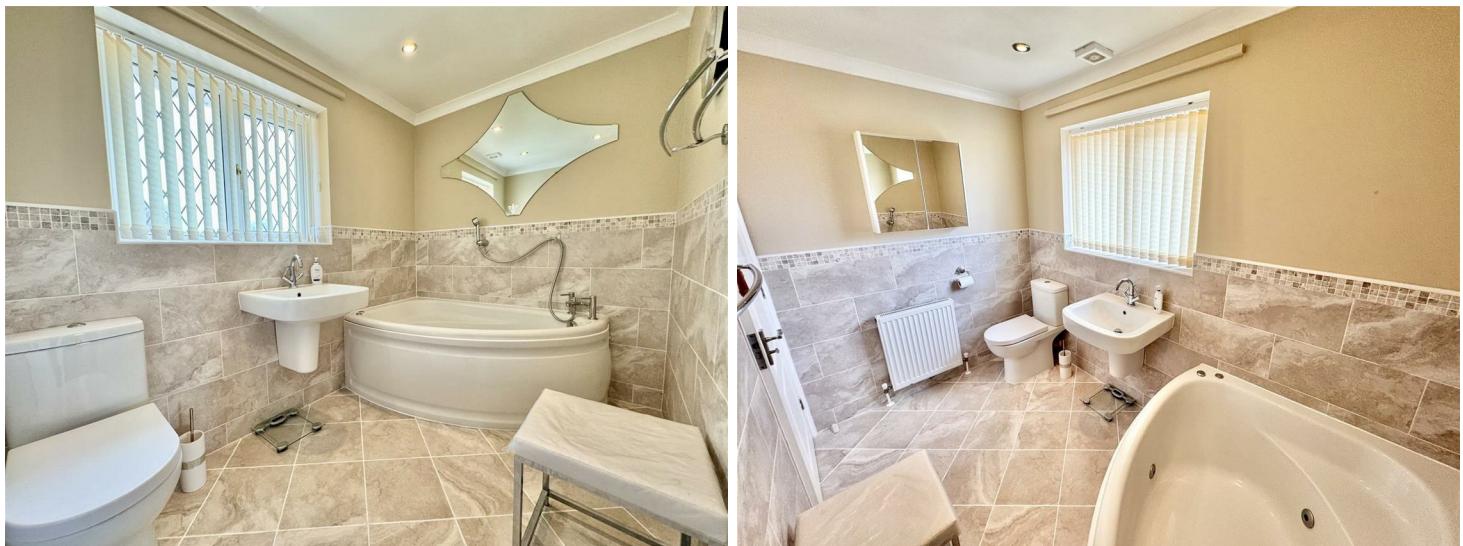
BEDROOM FOUR 11'0" x 9'4" max

Yet another double bedroom, this time back at the front of the property, having carpet flooring, coving to the ceiling and wall mounted radiator. There is plenty of space for a double bedroom plus bedroom furniture with natural light brought in via the double glazed window. An internal door leads to the landing.



HOUSE BATHROOM 9'2" x 5'9"

Located at the rear of the property and having a three piece suite in white consisting of a corner jacuzzi bath with mixer taps and shower attachment, wall mounted wash basin with mixer tap and twin flush low level WC. There is tiling to the walls to dado height, a tiled floor, wall mounted radiator and double glazed window with obscure glass. There are ceiling spotlights, an extractor fan and an internal door leads to the landing.



EXTERNALLY

Double gates to the front lead to the front garden, a beautiful low maintenance garden area with mature plants and driveway parking for numerous cars. There is gated side access leading to the low maintenance rear garden on two levels with large patio area and elevated slate pebble area, enclosed by timber fence.



~ Material Information ~

TENURE:

Freehold

ADDITIONAL COSTS:

None

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band D

PROPERTY CONSTRUCTION:

Brick and block

PARKING:

Attached garage with remote door plus parking for numerous vehicles

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 - FTTC Up to 100 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 ~

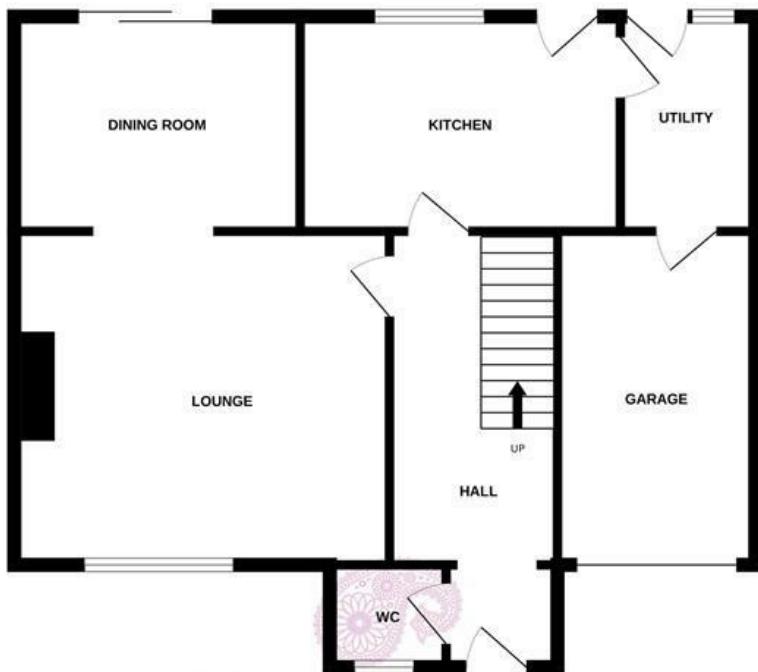
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

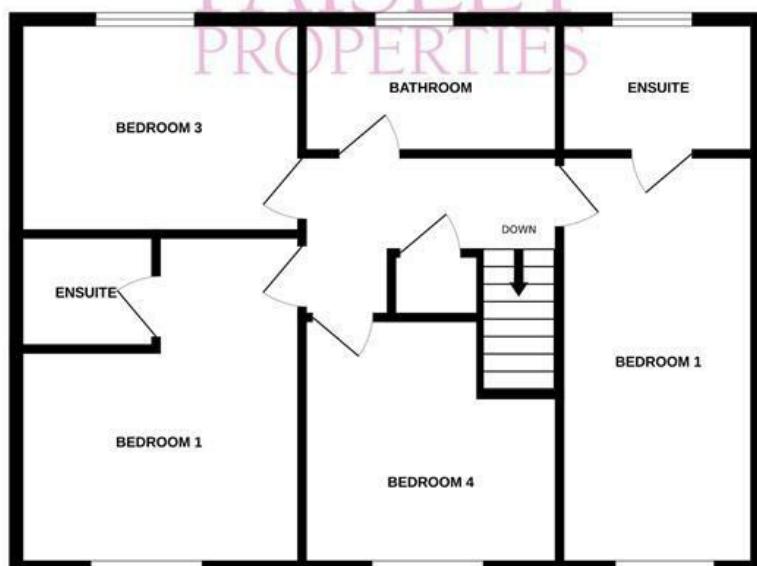
~ Paisley Surveyors ~

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.

GROUND FLOOR

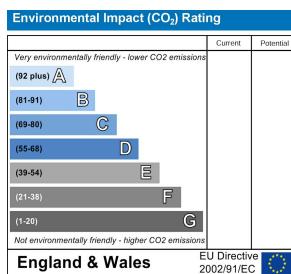
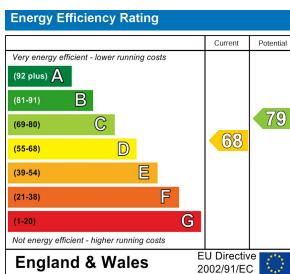


1ST FLOOR



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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