

109 Thornton Road,  
Kendray S70 3LG

OFFERS OVER  
£130,000



A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED PROPERTY, SITUATED IN THE POPULAR AREA OF KENDRAY, BARNSELY. READY TO MOVE STRAIGHT INTO, THE PROPERTY BENEFITS FROM A LOW-MAINTENANCE REAR PATIO GARDEN AND IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF A PRIMARY SCHOOL, DOCTOR'S SURGERY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES

**ENTRANCE HALL 12'2" apx x 3'5" apx**



You enter the property through a uPVC entrance door into a welcoming inner hall. Finished with neutral décor and grey wood-effect laminate flooring, the hall provides space for coats and shoes, creating a practical entrance to the home. Doors lead through to the downstairs W.C, lounge and kitchen, while a staircase rises to the first-floor landing.

## DOWNSTAIRS W.C 2'11" apx x 4'9" apx



Conveniently positioned off the entrance hall, this practical downstairs W.C is fitted with a white two-piece suite comprising a wash hand basin with separate hot and cold taps, and a low-level flush W.C. A frosted window to the front elevation provides privacy, Charcoal tile-effect vinyl flooring completes the room. A door leads back through to the entrance hall.

### **KITCHEN 11'8" apx x 7'5" apx**



Well-appointed and practical, this modern kitchen is fitted with a range of beige wall and base units, complemented by marble-effect roll-top work surfaces, stylish black tiled splash backs and a white one and half bowl sink with drainer, creating a contemporary and functional space. Appliances include an electric oven, a four-ring gas hob, and an overhead extractor hood. There is also space for a freestanding dishwasher, washing machine, and fridge freezer, offering excellent practicality for everyday living. A front-facing window overlooking the street allows an abundance of light to fill the room, while the grey tile effect flooring enhances the modern finish. A door leads back into the inner hall, providing easy access to the rest of the property.

### **LOUNGE 14'7" apx x 7'10" apx**



This bright and spacious lounge offers the perfect setting for both everyday living and entertaining. Filled with natural light, the room features two patio doors that provide attractive views over the rear garden and direct access outside. A practical under-stairs utility cupboard offers excellent storage for household essentials, helping to maximise the available space. The lounge is tastefully presented in neutral décor and finished with stylish grey wood-effect laminate flooring, creating a modern and versatile living space. A door leads back into the entrance hall, while the patio doors open onto the rear garden.

### **FIRST FLOOR LANDING 3'3" 278'10" apx x 6'9" max**

The first-floor landing is accessed via the staircase from the entrance hall and provides access to Bedroom One, Bedroom Two, and the family bathroom.

### **BEDROOM ONE 8'8" apx x 14'7" apx**



A generous and well-presented double bedroom, this spacious room enjoys a pleasant outlook from two front-facing windows, while a further rear-facing window overlooks the garden, allowing plenty of light to flow throughout. Finished in neutral décor, the room offers a versatile canvas to suit a range of interior styles. There is ample space for a double bed and a selection of freestanding furniture, making it a comfortable and relaxing bedroom. A door leads back out onto the first-floor landing.

**FAMILY BATHROOM 6'10" apx x 5'6" apx**



The family bathroom is fitted with a three-piece white suite comprising a panelled bath with an electric shower over, pedestal wash hand basin, and low-level W.C. Finished with stylish white tiled splash backs and neutral floor tiling, the room offers a clean and practical space for everyday use. Tastefully presented in neutral décor, the bathroom provides a bright and functional setting. A door leads back out onto the first-floor landing.

## **BEDROOM TWO 7'10" apx x 14'6" apx**



A charming second double bedroom, this well-proportioned room features two front-facing windows, creating a bright and welcoming environment. Decorated in neutral tones, it comfortably accommodates a double bed alongside additional bedroom furniture. The room also benefits from a useful airing cupboard, providing practical storage for towels, bedding, and household essentials. A door provides access back onto the first-floor landing.

## DRIVEWAY/GARAGE



Located to the right-hand side of the property, the detached garage is the middle garage within the block and provides secure parking or useful additional storage space. A generous tarmac driveway positioned directly in front of the garage offers ample off-street parking, providing convenient parking for residents and visitors

## REAR GARDEN



The enclosed rear garden has been designed for low-maintenance living and provides an excellent outdoor space for relaxing and entertaining. A paved patio adjoins the property, offering the perfect spot for outdoor seating, while the lawned area provides additional space for families or gardening enthusiasts. The garden is fully enclosed with timber fencing, creating a good degree of privacy and security. To the rear of the garden is a useful metal storage shed, ideal for storing garden tools, bicycles, and outdoor equipment. The garden is accessed directly from the lounge via the patio doors

## **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 B

### **PROPERTY CONSTRUCTION:**

Standard

### **PARKING:**

OFF STREET

### **RIGHTS AND RESTRICTIONS:**

There are no restrictions

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

Loft conversion

There are no known structural defects to the property.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There has been a ground floor extension to the rear

\*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.

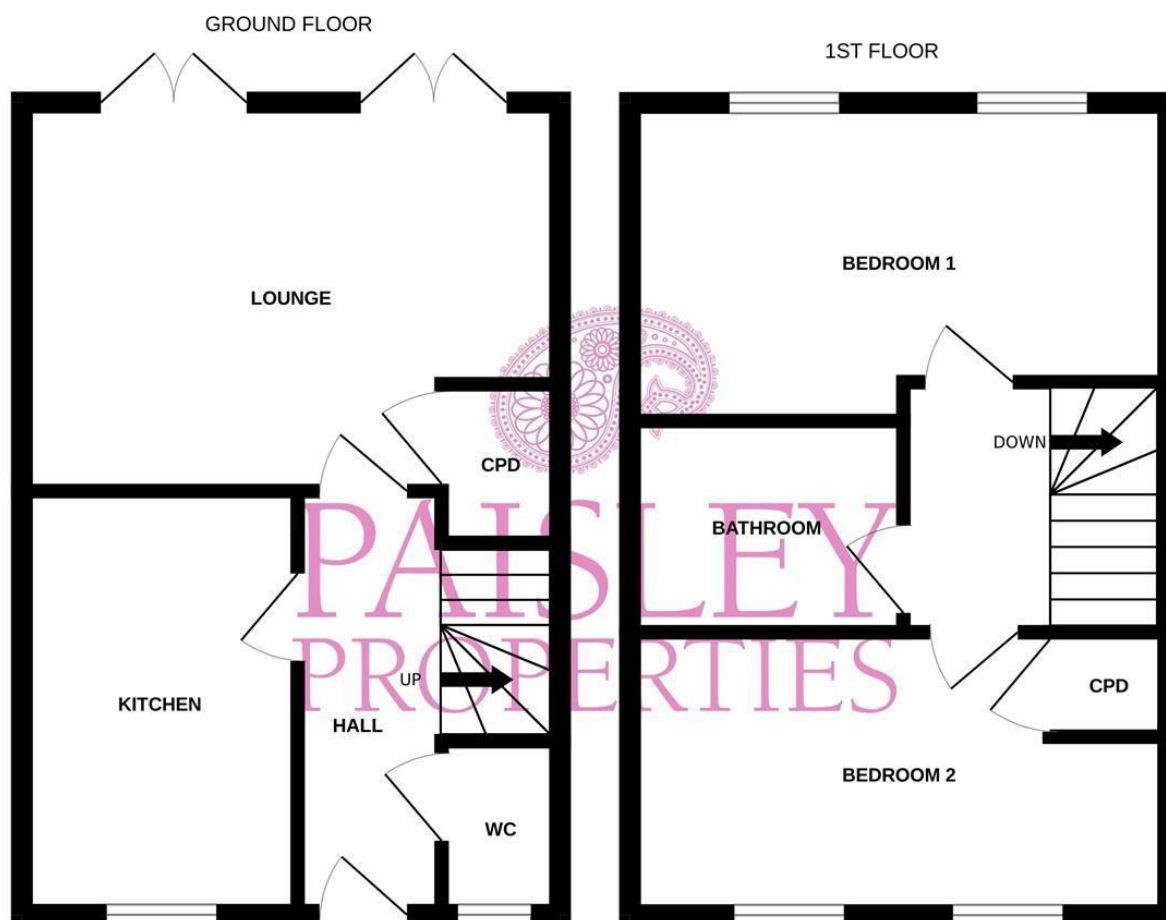
### **PAISLEY PROPERTIES - PAISLEY**

Paisley Properties 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 - PAISLEY**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

[www.paisleyproperties.co.uk](http://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

**Meltham Office:**  
14 Station Street,  
Meltham,  
HD9 5QL  
t: 01484 260160

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