25 Principal Avenue, Kingstone S70 6FF

OFFERS OVER
£400,000















THIS SPACIOUS FOUR BEDROOM DETACHED PROPERTY OFFERS LANDSCAPED FRONT AND REAR GARDENS, A LONG DRIVEWAY, AND GAMES ROOM.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: B

PAISLEY PROPERTIES

ENTRANCE HALL 14′2″ max x 6′3″ max




You enter the property through a part-glazed composite door into a welcoming entrance hallway. Attractive wall panelling has been added to enhance the neutral décor, there is space for a telephone/key table or bench if required, practical fitted matting provides space to remove outdoor coats and shoes as you enter and an understairs cupboard offers handy storage. There is a staircase which ascends to the first floor landing and doors which lead to the lounge, living dining kitchen, utility/W.C. and study.

LOUNGE 15′5″ apx x 12′7″ apx




Having recently had a fantastic media wall installed, including display shelving with built-in lighting, back panelling and useful storage cupboards, all of which create a lovely feature to the room, the décor has also been updated to create a soft and comforting place to come and relax. There is ample space for a range of freestanding furniture, a front-facing window allows natural light in and a glazed door leads to the entrance hall.

LIVING DINING KITCHEN 26'5" apx x 10'6" max



This impressive living dining kitchen spans the full width of the property and offers an abundance of space for dining and living room furniture if desired.

To one end is a superb fitted kitchen with cream wall and base units, wood-effect work surfaces with matching upstands, tiled splashbacks and an anthracite grey composite one and a half bowl sink and drainer with mixer tap. Integrated appliances include a single electric oven, five-ring gas hob with extractor fan over, a fridge freezer, second drinks fridge and dishwasher. There is a window that looks out over the garden. To the other end there is a large open space perfect for making into your own ideal area for family/socialising and the French patio doors, with glazed panels either side, open onto the patio, which provides another entertaining area. Large cream floor tiles complete the room and a glazed door leads to the entrance hall.





UTILITY ROOM AND W.C 6'9" apx x 5'2" apx





Cleverly re-designed, this downstairs W.C. has been extended to allow space for a utility area. Fitted with wall and base units, a wood-effect work surface, patterned tile splashbacks and a composite one and a half bowl sink and drainer with mixer tap, there is also plumbing and space for a stacked washing machine and tumble dryer and low-level W.C. There is tiled flooring underfoot and a door leads to the entrance hall.

STUDY 8′6″ apx x 6′11″ apx



Offering a versatile additional room, this study would also make a fantastic playroom, hobby room or snug. There is a front-facing window and a door leads to the entrance hall.

FIRST FLOOR LANDING 10′7″ max x 6′2″ max





Stairs rise to the first floor landing, which has the same tasteful panelling continuing from the hall. There is a ceiling hatch providing access to the loft space, which is boarded for storage. There are doors leading to the four bedrooms, bathroom and cylinder cupboard, which also offers space to store bedlinen and towels.

BEDROOM ONE 12'8" max x 12'4" max





This generously sized king-size bedroom sits to the front of the property with a window overlooking the street. The room is elegantly decorated with space for freestanding wardrobes/drawers within a handy alcove. There are doors leading to the en-suite and landing.

EN-SUITE 6'5" apx x 5'3" apx



Comprising of a double shower cubicle with mains-fed shower, a wall-hung hand wash basin with mixer tap and a low-level W.C., this modern en-suite is partially tiled in decorative wall and floor tiles, has an obscure-glazed front-facing window, extractor fan and door leading to bedroom one.

BEDROOM TWO 13′10″ inc wardrobes x 10′1″ max




Also positioned to the front of the property with a window overlooking Principal Avenue is this well-proportioned double bedroom, which also boasts a wall of fitted wardrobes. The room enjoys stylish décor and has a door which leads to the landing.

BEDROOM THREE 12′8″ max x 8′11″ max




Currently set up and used as a dressing room, this could comfortably accommodate a double bed and complementary furniture if preferred. The room has a rear-facing window which looks out over the garden and a door leading to the landing.

BEDROOM FOUR 11′2″ max x 10′1″ max





This good-sized fourth double bedroom is light and airy and has a rear-facing window. The room is L-shaped with a door leading to the landing.

BATHROOM 6′8″ apx x 6′2″ apx



Fitted with a contemporary three-piece white suite including bath with shower over, a wall-mounted hand wash basin with mixer tap and a low-level W.C., this bathroom is partially tiled in attractive wall and floor tiles, has an obscure-glazed rear-facing window, extractor fan and door leading to the landing.

GAMES ROOM, GARAGE STORE AND DRIVE

A long driveway runs down the side of the property and provides off road parking for multiple vehicles. At the end of the drive is the garage, which has been converted into a games room/gym/bar and garage store.

The up-and-over door opens to a storage area, perfect for garden equipment, bikes, toys etc.

A stud wall with door has then been erected and beyond is a fantastic fully done-out room which would lend itself to multiple uses.

GAMES ROOM





FRONT GARDEN

The property sits proudly behind a box hedge and lawned garden. A flagged path leads up to the front door.

REAR GARDEN





The south facing rear garden has been lovingly landscaped to create a large, usable stone-flagged patio and BBQ area, which is perfect for outdoor furniture but also includes a built-in seating area. Beyond is a good-sized lawn with planted shrub borders. The garden is fully enclosed by fencing and a gate leads out to the drive.









ADDITIONAL UPGRADES AND SOLAR PANELS
Additional upgrades include all updated sockets and switches and new internal doors downstairs.
The property was built with solar panels which are owned outright.
The current vendors combined utility bills, broadband and phone line come to approximately £160 per month,

MATERIAL INFORMATION - PAISLEY
TENURE:
Freehold

ADDITIONAL COSTS:

Estate/development charge - £90 per annum

COUNCIL AND COUNCIL TAX BAND: E
Barnsley

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property
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 plus Solar panels
Heating Source - Mains Gas /
Broadband - Suggested speeds up to xxx Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - PAISLEY
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.

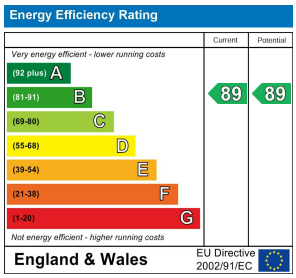
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

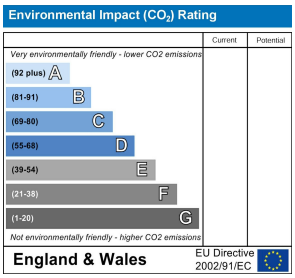
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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 to arrange an appointment.

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





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

PAISLEY
PROPERTIES