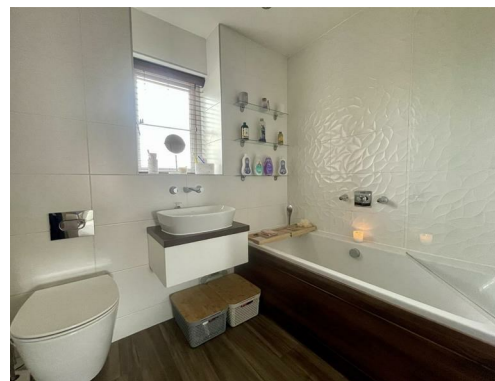


14 Brattice Way,
Mapplewell S75 6GX

£230,000



TUCKED AWAY ON A POPULAR RESIDENTIAL DEVELOPMENT THIS FABULOUS WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY OFFERS MODERN OPEN PLAN LIVING. IT BOASTS A SUPERB ENCLOSED LOW MAINTENANCE REAR GARDEN COMPLETE WITH SUMMER HOUSE AND PARKING TO THE FRONT. FREEHOLD (ESTATE MANAGEMENT FEES APPLY) / COUNCIL TAX BAND C / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'4" x 7'2" max

You enter the property through a composite door with a glazed panel to one side into a welcoming hallway which has ample space to remove outdoor clothing and shoes on arrival. There is practical dark grey carpet underfoot and a pendant light fitting. Walnut effect doors lead to the downstairs W.C. and open plan living kitchen.

DOWNSTAIRS W.C. 5'0" x 6'5" max

Usefully located just inside the entrance to the property with an obscure front facing window allowing natural light to flood in, this generous downstairs W.C. is fitted with a white concealed cistern W.C. and a wall mounted hand wash basin with a mixer tap. The room is partially tiled with modern tiles in a grey tone and there is grey tile effect vinyl underfoot. There is ample space for storing coats & shoes in here too if so desired.



OPEN PLAN DINING KITCHEN 17'2" x 12'11" max

Spanning the full depth of the property this impressive open plan living dining space really is the heart of the home and is the perfect set up for socialising and entertaining. The kitchen area is located to the front with a window looking out to a pleasant view; it is fitted with a striking combination of pale blue and grey wood effect base and wall units, grey slim profile laminate worktops, tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Integrated appliances include a dishwasher and a tall fridge freezer whilst the cooking facilities comprise of a five burner gas hob with concealed extractor fan over, an integrated stainless steel microwave and matching electric fan oven. There is space to accommodate a large dining table. LVT flooring in a grey wood finish offers a practical flooring solution for the kitchen and dining area. Double doors in the dining area hide a useful sizeable utility cupboard which is plumbed for a washing machine and has space for a tumble dryer too besides offering a superb storage solution for larger household items. Smart controlled spotlights to the ceiling and a stunning chandelier light over the dining area illuminate the space beautifully. A carpeted staircase to one corner with a white painted balustrade leads to the first floor



OPEN PLAN LOUNGE AREA 9'0" x 12'11" max

Located towards the rear of the property and partitioned off by the current owners to make the lounge have a cosier feel, this is the perfect place to relax having grey carpet underfoot, neutral décor and ample space to accommodate lounge furniture. Bifold doors open up to the garden and allow an abundance of natural light to flood in. The lounge area adjoins to the dining kitchen making this feel really spacious and offering modern open plan living.



FIRST FLOOR LANDING 3'8" x 11'2" max

A carpeted staircase ascends from the dining kitchen to the first floor landing which is light and airy courtesy of a side facing window.

BEDROOM ONE 15'1" max x 9'2" max

Positioned to the rear of the property with a window looking out over the garden and filling the room with natural light, this double bedroom offers a tranquil retreat. Attractive sliding wardrobes fitted into an alcove offering a generous amount of storage and the room is tastefully decorated with further space to accommodate freestanding bedroom furniture. Carpet underfoot and a contemporary central smart controlled light fitting completes the room. Doors lead to the ensuite and landing.

**ENSUITE 3'10" x 7'5" max**

This contemporary ensuite shower room has a luxury feel being fitted with a concealed cistern W.C., a wall mounted vanity drawer unit with a ceramic bowl style hand wash basin with mixer tap sited on a wooden plinth and a double walk in shower equipped with an electronic waterfall shower. The room is partially tiled with a combination of grey tiles and dark grey tile effect vinyl runs underfoot. Spotlights to the ceiling, a concealed cupboard above the W.C. and a chrome heated towel radiator complete the scheme. A door leads to the bedroom.



BEDROOM TWO 9'1" x 11'10" max

This second double bedroom can be found to the front of the property with a window to the front offering a pleasant outlook. There is ample space to accommodate freestanding bedroom furniture items, The room has neutral décor and carpet underfoot. A door leads to the landing.



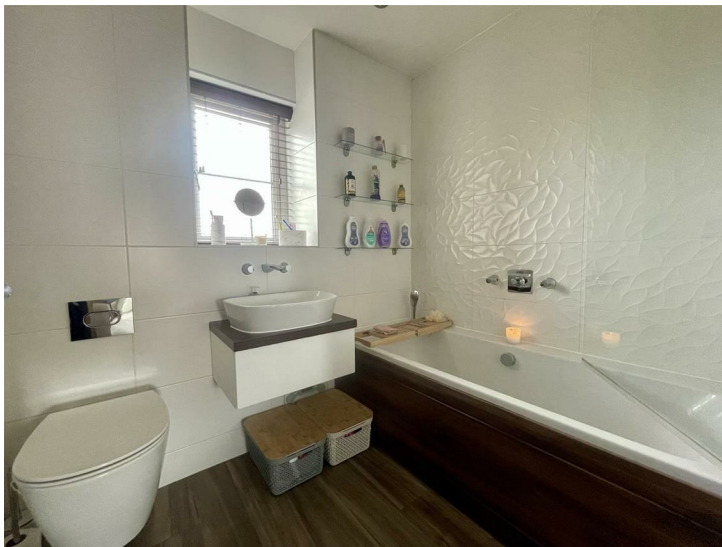
BEDROOM THREE 9'2" x 7'4" max

This charming single bedroom is located to the rear of the property with garden views from its window. It once again benefits from neutral décor and carpet underfoot with a smart controlled chandelier style light fitting. A door leads to the landing.



HOUSE BATHROOM 7'1" x 5'6" max

This contemporary bathroom is fitted with a three piece white suite comprising of a concealed cistern W.C., a bowl style hand basin on a floating wooden topped shelf with a storage drawer underneath and bath with concealed taps, integral shower head attachment and a waterfall shower over with a protective glass shower screen. The room is partially tiled with white tiles with decorative embossed tiles to the bath area. Wood effect vinyl flooring and a wooden blind to the obscure window complement the room nicely. A chrome heated towel radiator and spotlights to the ceiling complete the look. A door leads to the landing.



EXTERIOR

To the front of the property is a driveway with space for two vehicles, a gated path leads down the side to the rear garden which is fully enclosed. The garden has been well planned to incorporate a raised decking area perfect for BBQs and al fresco dining with a summer house which has both light and power so could be used as a home office. Adjacent to the house is a paved patio area, also a great place for sitting out and relaxing, an artificial lawn creates a low maintenance solution and planted raised beds offer some colour in the spring and summer months



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: MANAGEMENT ESTATE FEES APPLY £170 PER YEAR

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELEY BAND C

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- mains

*Electricity & Gas Supply - mains

*Heating Source - Gas combi boiler

*Broadband & Mobile - 60GB and 5G coverage

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

~ 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.

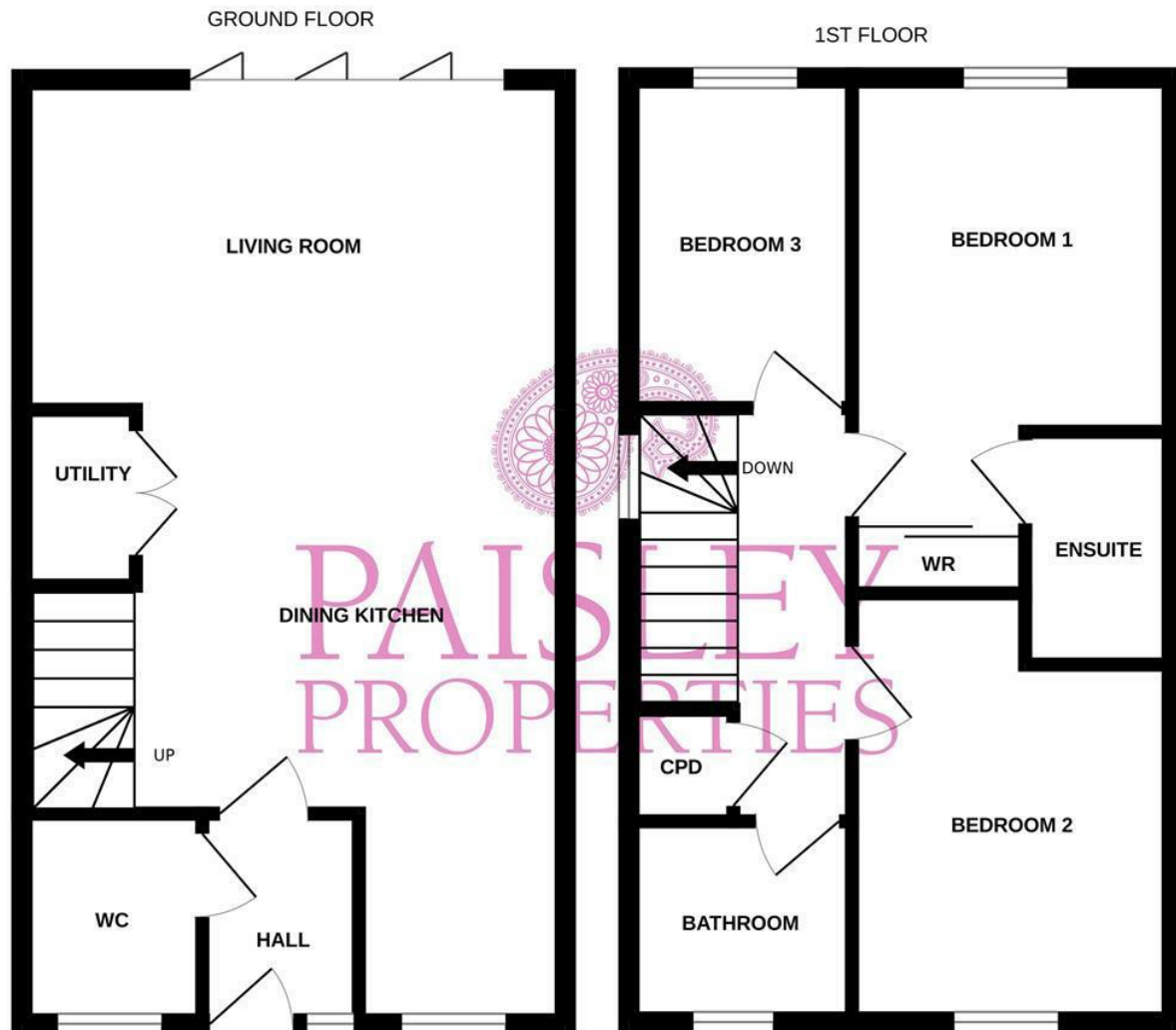
~ Paisley Mortgages ~

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. *

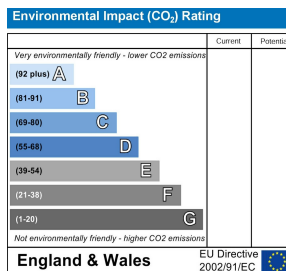
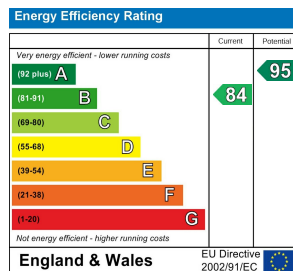
~ Paisley Surveyors ~

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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