

208 Darton Lane,
Mapplewell S75 6AJ

OFFERS AROUND
£140,000



****NO ONWARD CHAIN**** THIS THREE BEDROOM MID TERRACE PROPERTY IS READY TO MOVE INTO AND TASTEFULLY DECORATED THROUGHOUT. THERE IS A KITCHEN DINER WITH MANY INTEGRAL APPLIANCES, GROUND FLOOR BATHROOM AND UTILITY CUPOARD AND ON THE FIRST FLOOR AN EN-SUITE SHOWER ROOM OFF THE MAIN BEDROOM. EXTERNALLY THE PROPERTY BENEFITS FROM AN ENCLOSED REAR GARDEN PLUS EXCELLENT WORKSHOP/STORAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

PORCH 3'7" x 3'2"

You enter the property through a composite front door into this handy porch, an ideal place to leave shoes and coats. There are inset ceiling spotlights, and a glass panelled door leads to the lounge.

**LOUNGE 13'1" x 13'1" into recess**

Excellent sized living room, located at the front of the property with plenty of natural light brought in via the uPVC leaded effect double glazed window to the front. There is lovely engineered oak flooring which flows over the ground floor rooms, an elevated gas fire on marble base and backing with shelving and corner unit in the recesses. There is a double radiator, carpet flooring, dado rail, ceiling rose and coving to the ceiling. A glass panel door leads to the porch and glass panel French doors lead to the kitchen diner.



KITCHEN DINER 12'11" x 9'10"

Well proportioned kitchen diner having a range of walnut effect wall and base units, complimentary rolled worktops and inset circular stainless steel sink with mixer tap and tiled splashbacks. There is an excellent range of integral appliances including under counter fridge and freezer and dishwasher. Cooking comes in the form of an electric oven, four ring gas hob with stainless steel extractor over. The engineered oak flooring continues from the lounge and natural light is brought in via the uPVC double glazed window to the rear. There are inset spotlights, a wall mounted double radiator and internal doors lead to the inner lobby and lounge with a carpeted staircase leading to the first floor.



REAR LOBBY 4'9" x 2'6"

Useful area, boosted by the utility cupboard that has shelving, plumbing for a washing machine, spotlights and tiled flooring. There is a composite door from the lobby that leads to the rear garden, engineered oak flooring and internal doors to the kitchen and bathroom.



BATHROOM 7'6" x 5'4"

Modern ground floor bathroom, located at the rear of the property and having a three piece suite in a neutral colour consisting of a wall mounted basin with mixer tap, panelled bath and twin flush low level WC. There is a boiler cupboard housing the combination boiler, a chrome ladder towel radiator and engineered oak flooring. Tiling on the wall is to full height, there is a double glazed window with obscure glass and extractor fan. An internal door leads to the inner lobby.



LANDING 9'10" x 5'3" inc stairs

Stairs ascend from the kitchen to this first floor landing having carpet flooring, leaded effect double glazed window to the rear and carpeted stairs leading to the second floor. There is a double radiator and internal doors lead to both bedrooms on this floor.



BEDROOM ONE 13'1" x 13'1" max to rear of robes

Spacious main bedroom, located at the front of the property and having an excellent range of built in open wardrobes with hanging space and shelving. This main bedroom is enhanced by having an en-suite shower room, there is carpet flooring and wall mounted radiator. There are wall lights, coving to the ceiling and internal doors lead to the en-suite and landing.



EN SUITE 7'4" to rear of shower x 2'11"

Convenient extra room having a tiled shower enclosure with electric shower and vanity wash unit with shelves under. There is tiling to the floor, full height tiling to the walls and inset ceiling spotlights. There is an extractor fan and an internal door leads to the main bedroom.



BEDROOM THREE 7'6" x 6'5"

Functional extra room on this floor, located at the rear of the property and open views via the uPVC double glazed window. This room is ideal as a study or single bedroom and has laminate flooring, wall mounted double radiator and ceiling lighting. An internal door leads to the landing.



BEDROOM TWO 12'0" x 11'11"

A carpeted staircase ascends from the first floor landing to this superb attic bedroom, generous in size and having a double glazed Velux window bringing in plenty of natural light, a double radiator and laminate flooring. There is plenty of space for free standing bedroom furniture, eaves storage and inset spotlights. There are also electric power sockets and a TV aerial point.



EXTERNALLY

Good size outside space with lots of potential and augmented by the workshop. There are patio areas, a lawn, vegetable patch and a path leads to the back gate.





WORKSHOP AND VIEW 12'0" x 8'6"



A concrete built building, extremely useful as a workshop if power was installed, a store or potentially as a garage.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On street parking

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 - FTTP

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vend

~ 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.

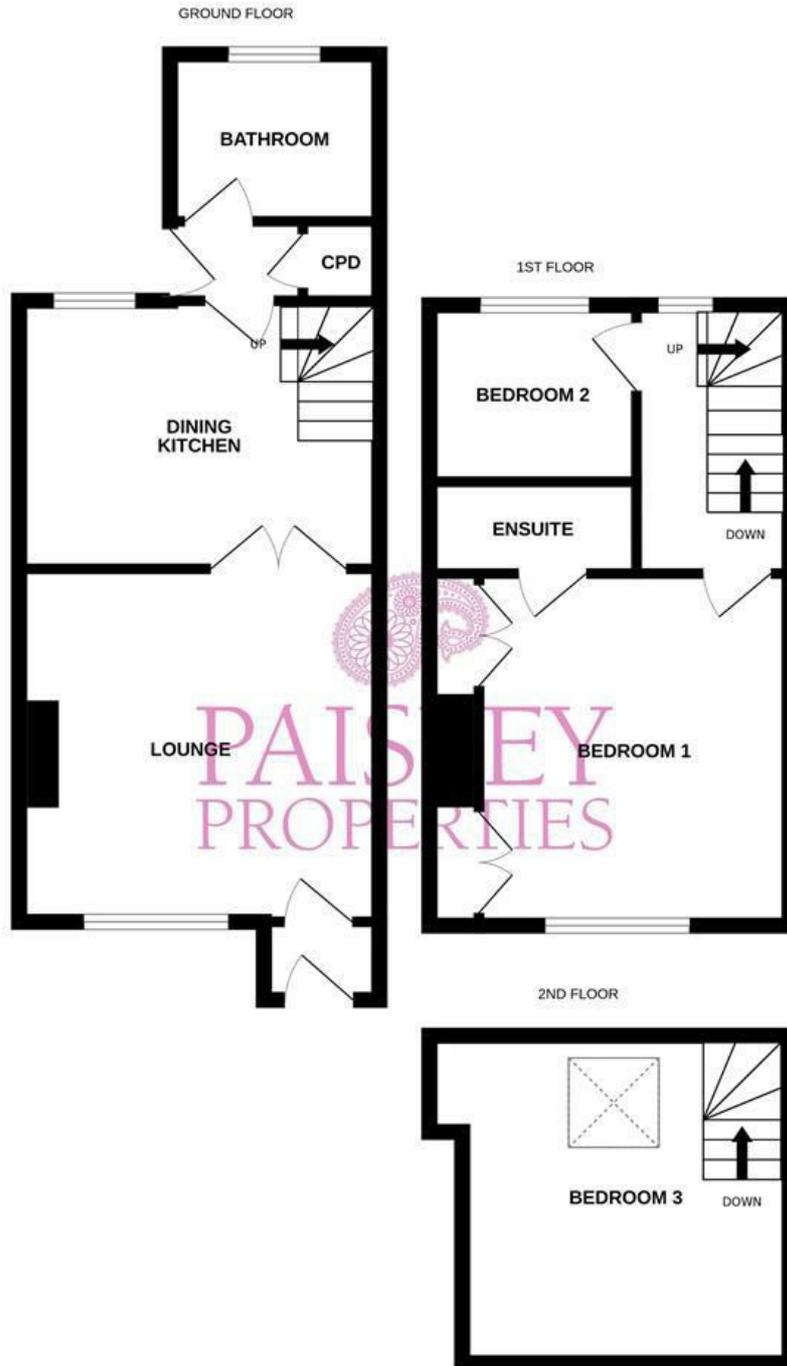
~ Paisley Mortgages ~

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.

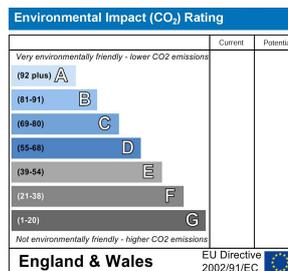
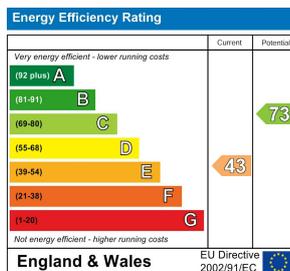
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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