

22 Collier Way,
Mapplewell S75 6GJ

OFFERS OVER
£325,000



BEAUTIFULLY POSITIONED ON THIS PRESTIGIOUS DEVELOPMENT, THIS FABULOUS THREE STOREY, FOUR BEDROOM SEMI DETACHED FAMILY HOME BENEFITS FROM OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLD DOORS, SEPARATE WC AND UTILITY, ENCLOSED REAR GARDEN, AND DRIVEWAY PARKING. THERE IS AN ENSUITE, HOUSE BATHROOM PLUS A WC ON EVERY FLOOR. THIS IS AN IMMACULATELY PRESENTED HOME AND AN INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE

FREEHOLDHOLD / COUNCIL TAX BAND C / ENERGY RATING B

PAISLEY
PROPERTIES

LOBBY 7'2" max x 6'10"



You enter the property through a part glazed composite front door into this welcoming entrance hall that has space to remove outdoor clothing and footwear. The presentation gives a first glimpse of how attractive this property is, with stairs ascending to the first floor landing and the space is decorated neutrally with Amtico LVT flooring that flows through the whole of the ground floor. There is a wall mounted radiator, power sockets and an internal door leads through to the kitchen and dining lounge.

KITCHEN 10'5" plus bay x 9'10" apx



The first part of an outstanding open-plan ground floor space. The kitchen area has an excellent range of wall and base units with a two tone gloss finish, complementary square edged worktops and matching splashbacks with an inset composite sink with mixer tap. The many integral appliances include an eye level oven and microwave/grill, five ring gas hob with extractor over, fridge freezer and dishwasher. There is Amtico LVT flooring continuing from the lobby and the area opens to the dining area with space for a table and chairs and wall mounted radiator. There is also a very convenient utility cupboard which has worktop space, plumbing for a washing machine and gives extra storage space. There are inset ceiling spotlights and an internal door leads to the hall and the space is open to the living/dining area.

GROUND FLOOR WC



Well proportioned ground floor WC having a two piece suite consisting of a wall mounted wash basin with mixer tap and close coupled toilet. Natural light comes from the frosted double glazed window with obscure glass, there is LVT flooring and full height tiling to two walls. There is a wall mounted radiator, inset ceiling spotlights and an extractor fan. An internal door leads to the dining area

LOUNGE DINER 15'1" apx x 13'4" plus cupboard



This lovely living area features the magnificent bi-fold doors, bathing the whole area with natural light and when fully open, linking the outside to inside wonderfully. The Amtico flooring continues into this space, there is a wall mounted radiator and ceiling lighting.



LANDING 15'3" apx x 3'2" plus stairs



Stairs ascend from the hall to the first floor landing having carpet flooring, a double glazed window to the side with far reaching views and wall mounted radiator. Internal doors leads to the both bedrooms.

BEDROOM ONE 12'1" max to rear of robes x 9'4" apx



A good size double bedroom, situated at the rear of the property with the double glazed window giving views of the garden and bringing in plenty of natural light. There is an excellent range of fitted wardrobes having sliding doors, carpet flooring and a wall mounted radiator. There is ceiling lighting and internal doors lead to the landing and en suite.

EN SUITE 9'6" apx x 7'9" apc



This modern en-suite is fitted with a three piece white suite including a tiled double shower enclosure housing the thermostatic shower with rain shower over and separate hose, twin flush close coupled W.C and wall mounted wash basin with wall mounted taps. A continuation of the neutral décor completes the room, there is further tiling to splash areas, a chrome towel radiator and tiled flooring. There is an extractor fan, inset ceiling lighting and a built in cupboard. A double glazed window with obscure glazing brings in natural light and an internal door leads to the bedroom.

BEDROOM TWO 14'6" plus bay x 10'0" apx



Second well proportioned double bedroom, this time at the front of the property again with the double glazed bay window bringing in natural light and giving far reaching views. Currently used as an office, there is plenty of space for freestanding bedroom furniture, there is carpet flooring, ceiling lighting and a wall mounted radiator. An internal door leads to the landing.

SECOND FLOOR LANDING 8'11" apx x3'10" max



Stairs ascend from the first floor landing to the second floor landing having carpet flooring, a wall mounted radiator and good sized cupboard housing the boiler. There is access to the loft which is partially boarded and has power and light and internal doors lead to the house bathroom and both bedrooms.

BEDROOM THREE 13'5" max x 9'1" plus wardrobe



Third double bedroom, again with good storage via the fitted wardrobe with sliding doors. The double glazed windows brings in natural light and again gives far reaching views, there is carpet flooring, ceiling lighting and a wall mounted radiator. An internal door leads to the landing.

BEDROOM FOUR 11'9" apx x 9'2" apx



Fourth double bedroom, again with good storage via the fitted wardrobe with sliding doors. The double glazed window brings in natural light and overlooks the rear garden, there is carpet flooring, ceiling lighting and a wall mounted radiator. An internal door leads to the landing.

BATHROOM 7'3" apx x5'6" apx



Having a three piece suite in white consisting of a panel bath with concealed wall taps, rain shower over and glass screen plus separate corner retractable hose, wall mounted wash basin with mixer tap and a concealed flush WC. There is a chrome ladder towel radiator, full height tiling to two walls plus the shower area, tiled flooring, inset ceiling spotlights and extractor fan. An internal door leads to the landing.

PARKING



To the front there is driveway parking for two cars, a hedge, mature bushes and lawn plus side access to the rear garden.

REAR GARDEN



An impressive and low maintenance, beautifully landscaped rear garden, with the patio area directly outside the bi-fold doors, linking internal and external spaces wonderfully. The garden continues towards the back with a combination of flagged patio and artificial with the far patio attracting the sun most of the day and having an area for a garden shed. There is an outside tap and the bi-fold doors take you back into the living area.



Views



From the front aspect.

MATERIAL INFORMATION MAPPLEWELL

ADDITIONAL COSTS:

Management fee £200 P.A

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band C

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway and garage

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

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 - Suggested speeds up to 100 mbps

ENVIRONMENT:

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

AGENT NOTES MAPPLEWELL

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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.

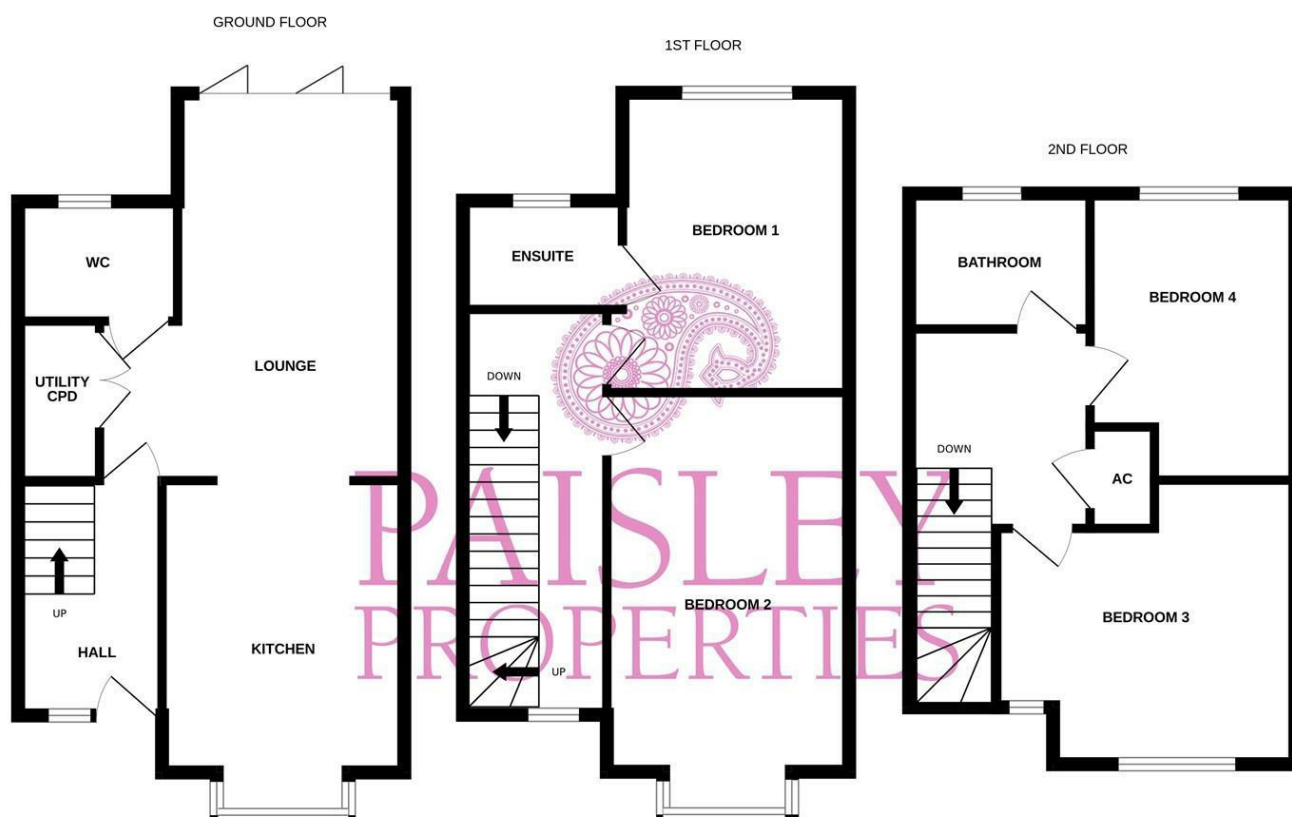
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

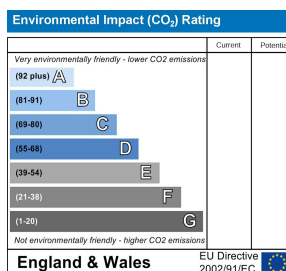
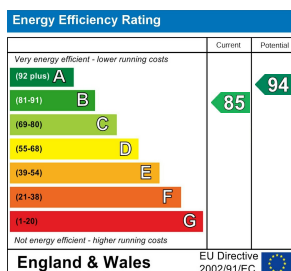
PAISLEY MORTGAGES MAPPLEWELL

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. *



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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