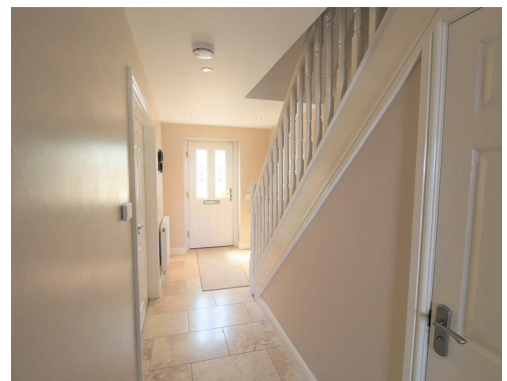


44a Strafford Street,
Darton S75 5LE

OFFERS AROUND
£270,000



POSITIONED IN THE POPULAR VILLAGE OF DARTON IS THIS WELL PRESENTED, DETACHED FOUR BEDROOM FAMILY HOME WHICH BOASTS AN IMPRESSIVE DINING KITCHEN, FOUR GENEROUS SIZED BEDROOMS AND HIGH SPEC FEATURES INCLUDING SOLAR PANELS AND A RECENTLY INSTALLED ELECTRIC HEAT PUMP SYSTEM.

EPC - C : TENURE - FREEHOLD : COUNCIL TAX - D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'3" x 16'4"

You enter the property through a part glazed composite door into a welcoming entrance hallway which has an abundance of space to remove and store outdoor clothing and there is also room for freestanding furniture if desired. Neutral marble tiling covers the whole area giving a feeling of space and the look is completed with spotlights to the ceiling. A spindle staircase ascends to the first floor landing and doors lead through to the lounge, dining kitchen and downstairs W.C.



LOUNGE 15'0" x 14'11"

Positioned to the front of the property is this substantial family lounge offering plenty of space for large pieces of living room furniture. The current owners have created a superb media wall with recessed LED lights creating a lovely focal point to the room and there is tasteful decor to the walls. A front facing bay window allows natural light in and there is a plush grey carpet underfoot. Spotlights to the ceiling complete this room and doors lead through to the dining kitchen and entrance hallway.

DINING KITCHEN 21'8" x 13'2"

Spanning the width of the property is this impressive dining kitchen which is subtly divided in to a dining area to one side and kitchen area to the other. The dining area has plenty of space for a large dining table and chairs and further freestanding furniture and French doors lead out to the rear garden providing the perfect setting for al-fresco dining and entertaining in the summer months. Positioned off the dining area is this modern kitchen fitted with cream gloss front wall and base units, complementary wood effect worksurfaces which incorporate a stainless steel one and a half sink with mixer tap over and neutral square tile splashbacks. Integrated appliances include dual electric oven, electric four ring hob, dishwasher and there is space for a freestanding fridge/freezer. A large breakfast bar continues on from the worktops and will easily accommodate four chairs if desired and a side facing window fills the room with light. The room is completed with spotlights to the ceiling and marble tile flooring which continues on from the hallway and doors lead through to the utility, lounge and entrance hallway.

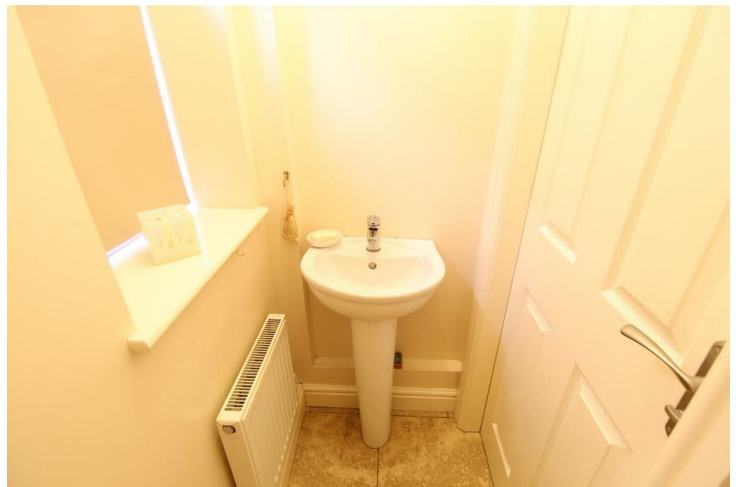
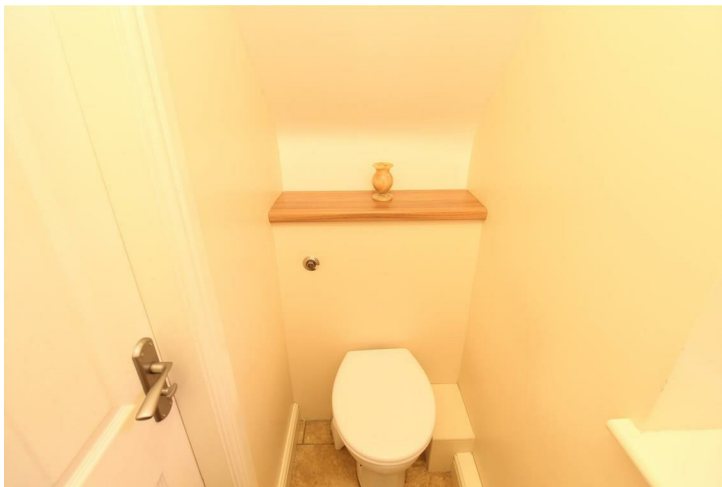
UTILITY 10'11" x 9'2"

This handy utility is positioned off the dining kitchen and is fitted with wood effect wall and base units, black roll top worksurfaces with incorporated sink and drainer with mixer tap over, plumbing for a washing machine and undercounter space for a tumble dryer. A rear facing window has a pleasant outlook across the garden and a part glazed Upvc door provides external access. There is marble tile flooring underfoot and a door leads back through to the dining kitchen.



DOWNSTAIRS W.C 5'6" x 2'5"

This handy downstairs W.C is fitted with a white two piece suite which comprises of a back to wall toilet with push flush and a pedestal hand wash basin with mixer tap over. There is a side facing window, marble tile flooring and a door that leads back through to the hallway.



FIRST FLOOR LANDING 13'5" x 9'1"

A spindle staircase ascends to the first floor landing where there is loft access via a hatch with pull down ladder and a closet which is home to the boiler. A side facing window provides the space with lots of natural light and doors lead through to four bedrooms and house bathroom.

BEDROOM ONE 16'6" x 12'7" max

This generous sized master bedroom is located to the front of the property and boasts a lovely bay window. There is plenty of space for bedroom furniture, neutral decor to the walls and doors that lead through to the en-suite and landing.



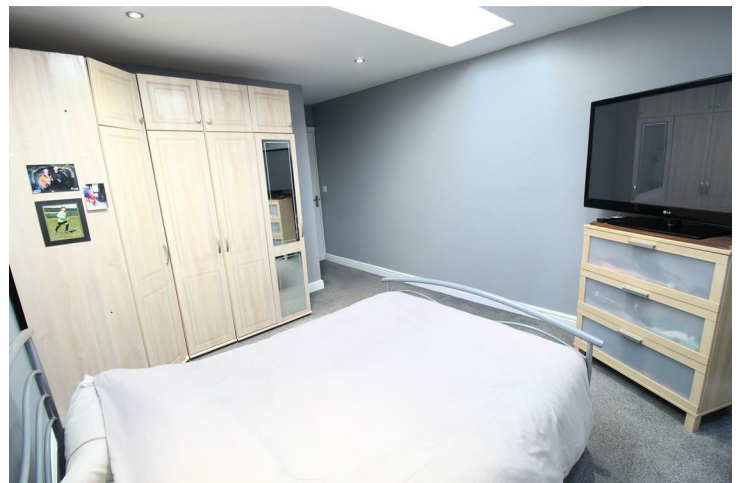
EN-SUITE 9'5" x 2'7"

Located off the master bedroom is this contemporary house bathroom which comprises of a shower cubicle with glass panel door, back to wall W.C with push flush and a pedestal hand wash basin with mixer tap over. A side obscure glazed window fills the room with light and a heated towel rail sits to one wall. There are spotlights to the ceiling, ceramic tile flooring underfoot and a door leads back through to the bedroom.



BEDROOM TWO 10'11" x 12'3"

This well proportioned bedroom is positioned to the rear of the property and boasts dual Velux windows that flood the room with natural light. A bank of wardrobes sit to one wall with further floor space for large pieces of bedroom furniture. There is tasteful decor to the walls, a plush grey carpet underfoot and a door leads through to the landing.



BEDROOM THREE 10'8" x 10'5"

Another good sized bedroom positioned to the rear of the property and benefiting from garden views through its window. This fantastic space is currently being used as a home gym by the owner but could accommodate a double bed and further freestanding furniture if desired. A door leads through to the landing.



BEDROOM FOUR 8'8" x 10'9"

This versatile fourth bedroom is currently being used as a single bedroom but would alternatively make a great nursery, home office or hobby room if desired. There is a front facing window, neutral decor to the walls and a door that leads through to the landing.



HOUSE BATHROOM 6'9" x 7'11"

This stylish house bathroom is fitted with a white three piece suite which includes a bath with overhead shower and a combination vanity hand wash basin with mixer tap over and W.C unit. There are white tile splashbacks to the bath with black ceramic dado, a heated towel rail and a side obscure glazed window. Black gloss flooring completes this room and a door leads through to the landing.



FRONT AND REAR

To the front, a large paved driveway offers parking for multiple cars and to the rear, a flagged patio adjoins the property perfect for alfresco dining with plenty of space for garden furniture and continues around the side of the property and a gate allows access to the front of the property. The main garden area is mostly laid to lawn and is enclosed in boundary fencing creating the feeling of privacy.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND
Barnsley Band D

PROPERTY CONSTRUCTION:
Brick and block

PARKING:
Driveway 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 - Heat source pump and solar panels
Broadband - FTTC Up to 1000 Mbps

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

~ 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.

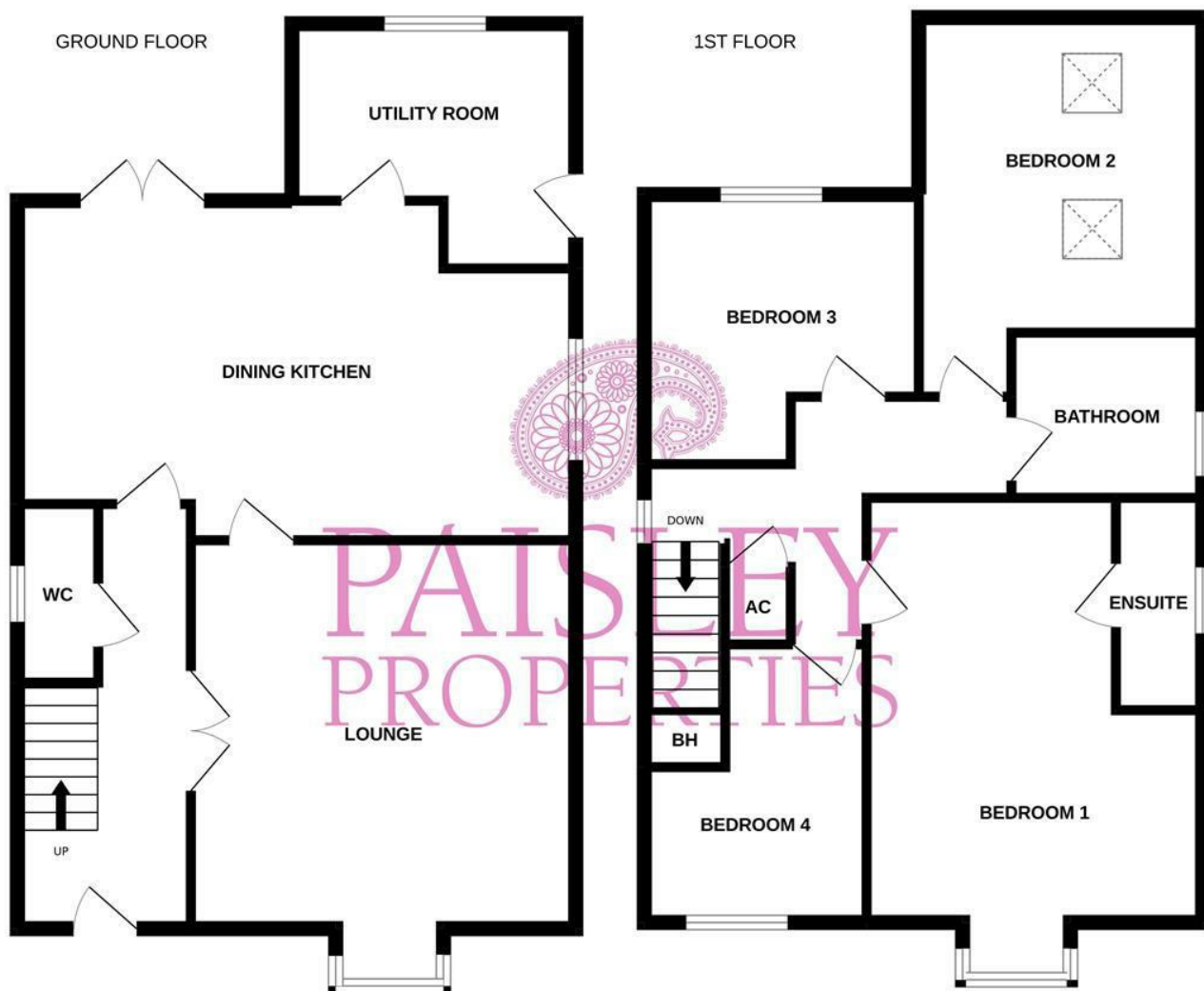
~ Paisley Mortgages ~

Harry Mason 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 Harry, 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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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			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES