92 New Street,
Mapplewell S75 6EL

PER MONTH
£775 Per Month

A WELL-PRESENTED TWO-BEDROOM MID-TERRACE PROPERTY, SITUATED IN THE CENTRE OF MAPPLEWELL. READY TO MOVE STRAIGHT INTO, THE PROPERTY BENEFITS FROM A LOW-MAINTENANCE REAR PATIO GARDEN AND EXCELLENT COMMUTING LINKS.

AVAILIBLE FROM 31.07.2026 / UNFURNISHED / NO SMOKERS / BOND: £890 / ENERGY RATING C
COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE/ LOUNGE 11′3″ax x 12′0″

You enter the property through a uPVC entrance door into the welcoming lounge. Positioned to the front of the property, a window overlooks the street, allowing an abundance of natural light to fill the room. An electric fireplace creates an attractive focal point, complemented by newly fitted carpets and neutral décor throughout. Shelving to the left-hand wall provides the perfect space for displaying decorative ornaments and personal touches. The room offers ample space for a range of lounge furniture, creating a comfortable and inviting living area. A door leads through to the kitchen.

KITCHEN 12′9″ mx x 8′11″ max

Well-appointed and practical, this modern kitchen enjoys an abundance of natural light from the rear-facing window overlooking the garden. Fitted with a range of natural wood-effect wall and base units, complemented by granite-effect roll-top work surfaces and modern beige tiled splashbacks, the room provides ample storage and workspace. Appliances include a one-and-a-half bowl sink with mixer tap, a four-ring gas hob with extractor hood above, an electric oven, integrated washing machine and dishwasher. There is also space for a freestanding fridge freezer. Inset spotlights and tile-effect vinyl flooring complete the room. A door leads through to the rear garden, whilst further access is provided to the staircase leading to the first floor and back through to the lounge.

LANDING 2′7″ max x 5′11″ max

Stairs ascend from the kitchen to the first-floor landing. Finished with newly fitted carpets, the landing provides access to both bedrooms, the family bathroom and the loft hatch. A small step leads up to each of the bedrooms, adding character to the layout. Doors lead through to Bedroom One, Bedroom Two and the family bathroom.

BEDROOM ONE 9'10" 282'1" max x 11'11"

Beautifully presented, this well-proportioned double bedroom is positioned to the front of the property, with a window overlooking the street and allowing plenty of natural light to fill the room. Finished with neutral décor, the bedroom offers ample space for freestanding furniture, creating a comfortable and inviting setting. A door leads through to the first-floor landing.

BEDROOM TWO 4′6″ max x 8′11″ max

Offering versatile accommodation, this single bedroom is ideally suited as a nursery, home office or dressing room. Positioned to the rear of the property, the bedroom enjoys pleasant views over the rear garden and is finished with wood-effect laminate flooring and neutral décor. A door leads through to the first-floor landing.

BATHROOM 4'9" max x 5'10"

Stylishly presented, this modern family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, a wash hand basin with useful storage beneath and a low-level flush WC. Additional features include inset spotlights, an extractor fan and lino flooring. A door leads through to the first-floor landing.

REAR GARDEN

Designed with low-maintenance living in mind, the enclosed rear garden provides an ideal outdoor space to relax or entertain. Featuring a combination of concrete paving and decking, the garden offers ample space for outdoor seating. Fully enclosed boundaries provide a good degree of privacy, while a rear gate offers convenient access. A door leads through to the kitchen.

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On street parking

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

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

AGENT NOTES MAPPLEWELL
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.

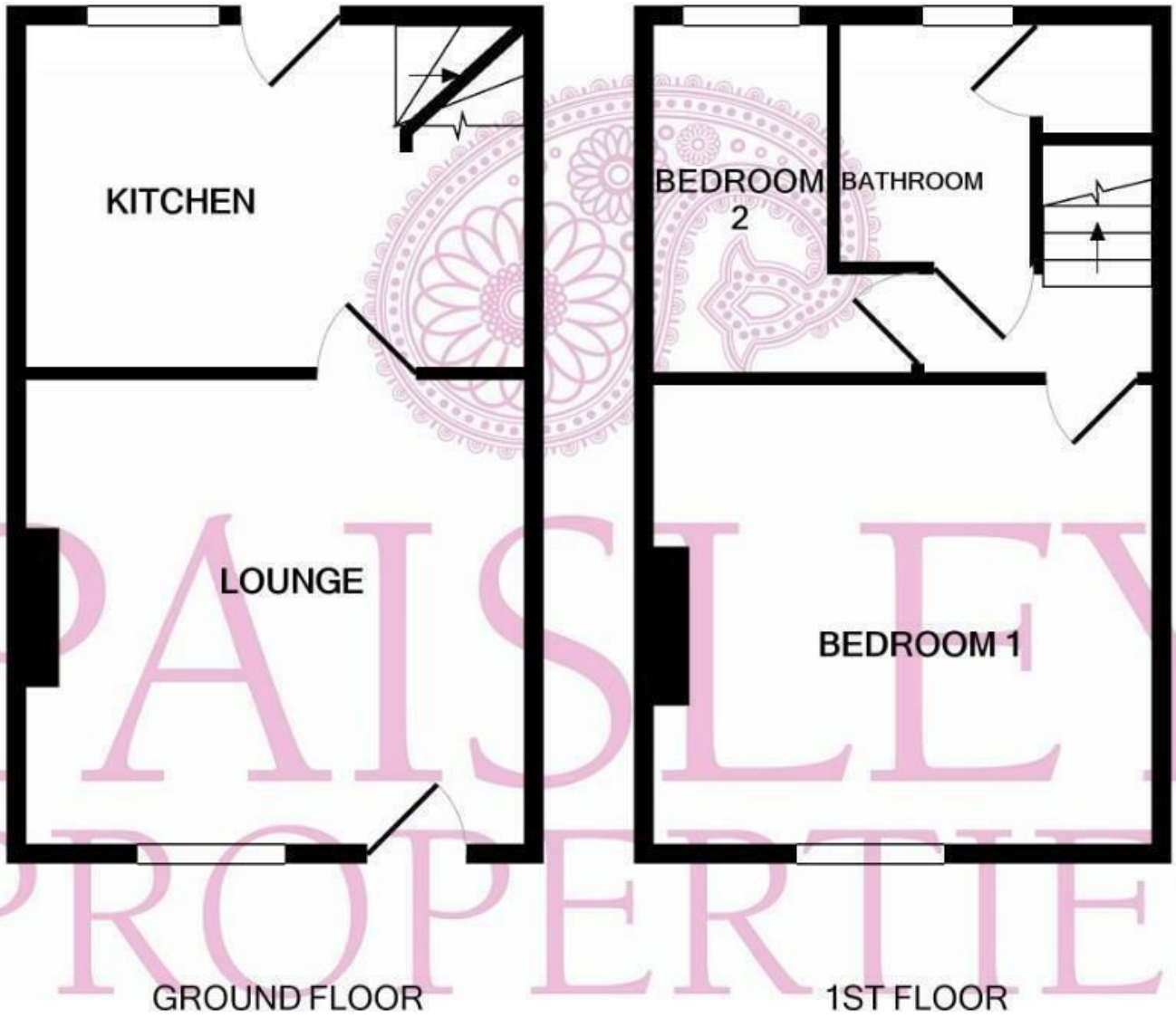
PAISLEY PROPERTIES MAPPLEWELL

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. *



Measurements are approximate. Not to scale. Illustrative purposes only
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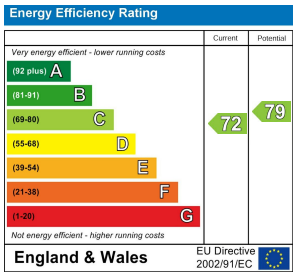

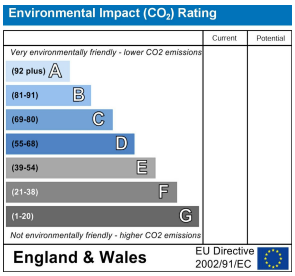

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