



ENJOYING AN ELEVATED POSITION AND BOASTING FAR REACHING VIEWS TO THE FRONT IS THIS BEAUTIFULLY PRESENTED, THREE BEDROOM EXTENDED SEMI-DETACHED HOME. THE PROPERTY BENEFITS FROM A STUNNING OPEN PLAN EXTENDED LIVING DINING KITCHEN, THREE WELL PRESENTED BEDROOMS, STYLISH BATHROOM AND A LOVELY, ENCLOSED GARDEN THAT BACKS ON THE NEIGHBOURING WOODLAND. THERE ARE SOLAR PANELS AND THERE IS A USEFUL BRICK WORKSHOP. VIEWING IS ESSENTIAL TO FULLY APPRECIATE.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

## **ENTRANCE LOBBY 3'6" x 5'2"**

You enter the property through a part glazed composite door in to a welcoming entrance lobby which has space to remove outdoor clothing. There is solid oak flooring underfoot, single radiator and a staircase that ascends to the first floor landing. A door leads through to the lounge.



## **LOUNGE 12'4" x 13'**

Positioned to the front of the property is this beautifully presented living room that has plenty of space for large pieces of free standing furniture. A multi fuel stove sits on a black slate hearth within the chimney breast creating a lovely focal point to the room and a front facing bay window boasts far reaching views to rolling hills and beyond. There is tasteful decor to the walls, solid oak flooring underfoot and doors that lead through to the living dining kitchen and lobby.



### **LIVING DINING KITCHEN 18'9" x 9'3"**

Spanning the rear of the property and having been extended further, this superb open plan living dining kitchen really is the hub of the home and is the perfect setting to entertain with friends and family. This fantastic space is clearly divided in to an immaculately presented kitchen and a stunning dining room/snug.

The kitchen is fitted with ample stone coloured wall and base units, solid oak work surfaces with matching upstands and Lemona black composite sink with drainer and mixer tap over. Integrated appliance include an electric oven, ceramic hob with pull out extractor over, grill, microwave, dishwasher and washing machine. There is a pull out recycling bin, space for a large American style fridge freezer and a handy understairs closet provides excellent storage of household items. A Upvc door provides external access and there is wood effect parquet laminate flooring underfoot and dual pendant lighting overhead.

An opening leads through to the living/dining room which will accommodate a family dining table and chairs and further freestanding furniture. The space is filled with an abundance of light courtesy of the velux windows overhead, rear aspect window and patio doors that lead out to the garden. There are two wall mounted radiators, neutral tones to the walls, spotlights to the ceiling and parquet laminate flooring which continues from the kitchen.



### **FIRST FLOOR LANDING 8'6" x 5'11"**

A staircase ascends from the entrance hallway to the first floor landing where there is a side facing window that has a pleasant outlook to nearby woodland. A loft hatch provides access to the loft space and is part boarded with pull down ladder and a storage closet is perfect for housing linen and towels. Doors lead through to three bedrooms and bathroom.

### **BEDROOM ONE 9'8" to rear of robes x 11'5"**

Located to the front of the property, this spacious and well presented master bedroom boasts a large front facing window that has a breathtaking view across rolling fields and fills the room with light. The room offers plenty of space for bedroom furniture with the addition of fitted mirror fronted wardrobes that run the length of one wall. There is chic decor to the walls, a wall mounted radiator and a door that leads through to the landing.



### **BEDROOM TWO 11'3" x 9'1"**

Another good sized double bedroom this time located to the rear of the property with a lovely view to the garden and neighbouring woodland through it's window. There is plenty of space for large pieces of bedroom furniture and bank of fitted wardrobes sit to one wall. There is a wall mounted radiator, tasteful decor to the walls, wood effect laminate flooring underfoot and a door leads through to the landing.



### **BEDROOM THREE 8'3" x 5'9"**

This versatile third bedroom is currently being used as a dressing room but would alternatively make a great children's bedroom, hobby room or office for those working remotely. A front facing window has a similar outlook to bedroom one, there is built in storage above the bulk head and a wall mounted radiator. A door leads through to the landing.



## BATHROOM 6'5" x 5'4"

This contemporary bathroom is fitted with a white three piece suite which comprises a panel bath with overhead waterfall shower and separate shower head, wall mounted vanity hand wash basin with mixer tap overplus storage drawers and a back to wall close coupled W.C unit. There is a combination of attractive grey tiles to the walls and pale blue metro tiles splashback to the bath. An obscure glazed window fills the space with lots of natural light and a chrome heated towel rail sits to one wall. There is an extractor fan, spotlights to the ceiling, mosaic tiling underfoot and a door leads through to the landing.



## FRONT AND REAR

To the front there is a tiered garden that is mostly laid to lawn with timber sleepers dividing each section creating a lovely frontage to the property. A long driveway runs alongside the property providing off road parking for multiple vehicles and a gate provides access to the rear garden.

To the rear there is a lovely enclosed garden that backs on the neighbouring woodland providing a scenic and peaceful setting to enjoy in the warmer months. The garden is divided in to two main areas; a lovely grass lawn filled with an array of shrubs, plants and beautiful flowers and a wooden decking that will accommodate garden furniture. There is also a log store for storing dry wood for the winter months.





### **BRICK WORKSHOP 13'3" x 10'6"**

Fantastic addition and with a wealth of potential uses, this brick built structure has power and light plus uPVC double glazed windows and door. Currently used for storage, this adaptable space would make a great garden room, workshop or entertaining space if desired.



**VIEW**



### **~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley B

PROPERTY CONSTRUCTION: Brick and block

PARKING: Driveway

### **UTILITIES:**

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile - FTTP

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

### **~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have had sight of the title documents however, 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.

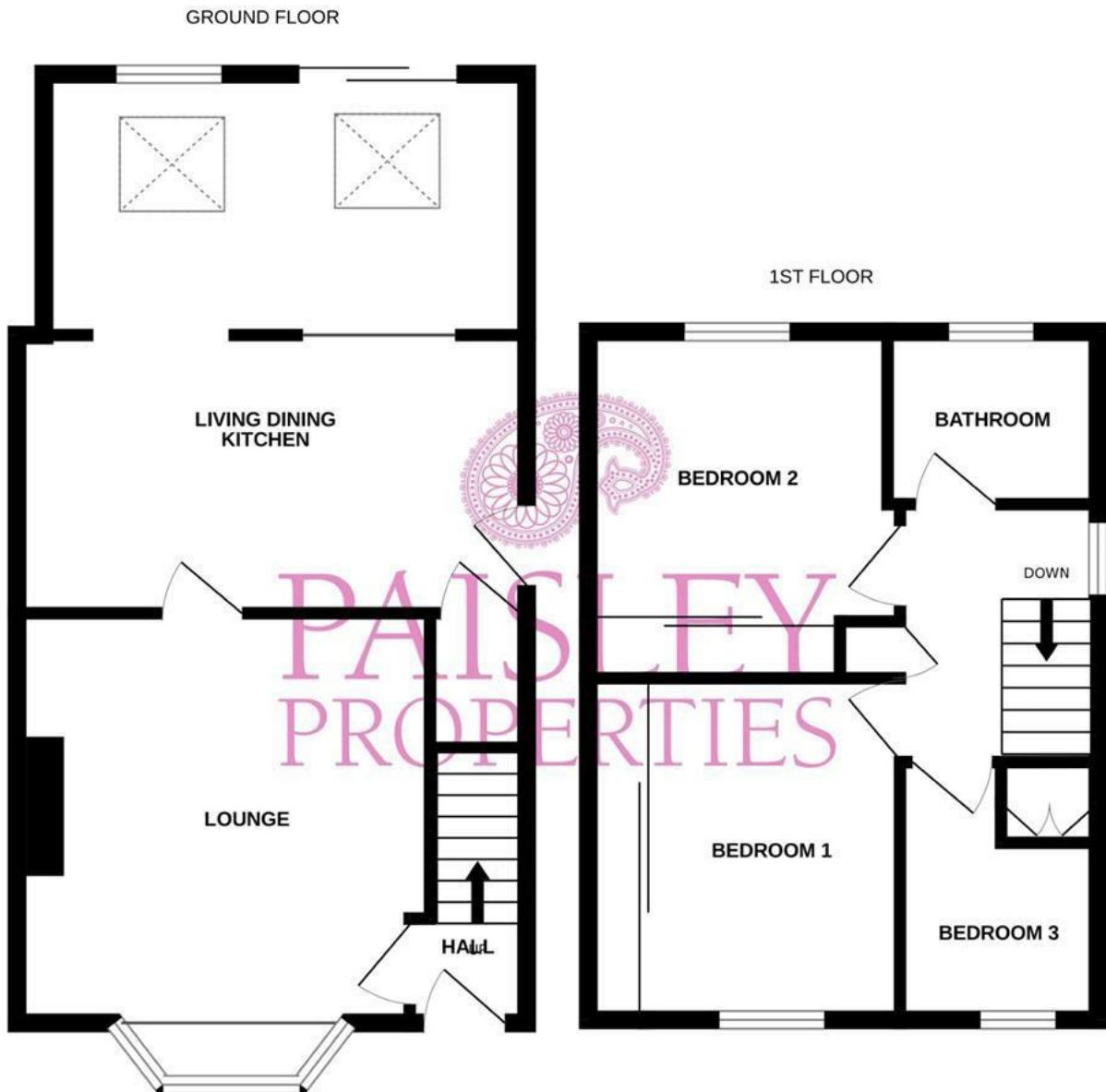
### **~ Paisley Mortgages ~**

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](mailto: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	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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