

1 School Street,
Staincross S75 6BX

OFFERS IN THE REGION OF
£160,000



HAVING NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF STAINCROSS WITH MAPPLEWELL AMENITIES A SHORT WALK AWAY, THIS LOVELY TWO BEDROOM SEMI DETACHED HOME IS WELL PRESENTED AND READY TO MOVE INTO. THE PROPERTY IS WELL CARED FOR HAVING HAD A NEW ROOF RECENTLY AND BENEFITS FROM A SPACIOUS LOUNGE, SUPERB DINING KITCHEN, STYLISH BATHROOM, TWO GENEROUS SIZED BEDROOMS BOTH WITH FITTED WARDROBES AND AN ENCLOSED GARDEN TO THE REAR WITH STORAGE OUTHOUSES.

FREEHOLD/ ENERGY RATING - D/ COUNCIL TAX BAND A

PAISLEY
PROPERTIES

Summary

Located in the residential area of Staincross and very close to Mapplewell village centre is this well presented semi detached property. Having undergone some major works fairly recently including a new roof, this property really is ready to move into and offers spacious accommodation briefly comprising:- attractive lounge, large dining kitchen, two first floor double bedrooms, both with fitted wardrobes, and a house bathroom. Externally the property benefits from a private enclosed patio to the rear which features storage outhouses. Mapplewell village is only a stone's throw away and includes a full array of amenities including shops, butchers, pubs, restaurants, library, doctor's surgery and well regarded schools. Excellent transport links take you to nearby villages and towns and Darton railway station plus the M1 motorway link is close by to get you further afield.

PORCH 4'3" x 3'4"



You enter the property through the porch which has a uPVC front door and, in conjunction with the rear Utility Porch, provides extremely useful additions. There is vinyl flooring, wall lighting with natural light brought in via the double glazed window to the side. A glass panel door leads to the lounge.

LOUNGE 14'4" x 12'1" max into recess



Generous sized living room, located at the front of the property with a double glazed window bathing the room with natural light. There is plenty of room for living room furniture, carpet flooring runs underfoot, there is a wall mounted radiator, ceiling spotlights and coving to the ceiling. To one corner there is a useful bespoke cupboard housing the electric meter with a storage/TV shelf over and an internal door leads to the kitchen diner.

KITCHEN DINER 13'3" x 11'1"



Another excellent sized room with ample space for a dining table and chairs. The kitchen consists of a wood effect range of wall and base units, complimentary rolled worktops, tiled splashbacks and inset stainless steel sink with mixer tap. There is a freestanding electric cooker with ceramic hob, space for a fridge freezer and there is a convenient under stairs storage cupboard. A double glazed window to the rear draws in natural light, there is vinyl flooring, low energy strip lighting and a wall mounted radiator. A door gives access to the staircase which leads to the first floor and a glass panel external door leads to the Utility Porch.



REAR PORCH UTILITY 6'6" x 2'9"



Invaluable extra space having worktop space, plumbing for a washing machine, vinyl flooring, power socket, wall light and a double glazed window looks out to the rear patio. A uPVC double glazed external door leads to the rear patio.

LANDING



Stairs ascend from the the kitchen to the first floor landing having carpet flooring, pendant ceiling lighting and a wall mounted radiator. Internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 13'3" x 11'1" max to rear of robes



First of the two double bedrooms and having a great range of fitted wardrobes in addition to the good size boiler cupboard. There is plenty of room for freestanding bedroom furniture, a double glazed window to the rear overlooks the patio, there is carpet flooring and a wall mounted radiator. An internal door leads to the landing.

BEDROOM TWO 12'4" x 8'10" max to rear of robes



Second double bedroom again with fitted storage having a full height double wardrobe plus there is room for freestanding bedroom furniture. Carpet flooring runs underfoot, there is a wall mounted radiator, and a double glazed windows brings in natural light. An internal door lead to the landing.

BATHROOM 8'11" x 4'11"



Stylish, modern bathroom having a three piece suite in white consisting of a wood panel bath with thermostatic bath shower mixer tap and glass screen, pedestal wash basin and low level WC. Tiling on the walls is to full height to two walls, there is vinyl flooring, inset ceiling lighting in the low maintenance ceiling and a wall mounted radiator. A double glazed window with obscure glass brings in natural light and an internal door leads to the landing.

GARDEN



This south west facing patio area is a good space for sitting out as it attracts the sun throughout most of the day. There are practical outhouses which add to the storage options and a side gate leading to the track to the side. The area benefits from external lighting, outside power point and water tap.



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

RIGHTS
Part of one of the outhouses encroaches over the boundary.

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street

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 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

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.

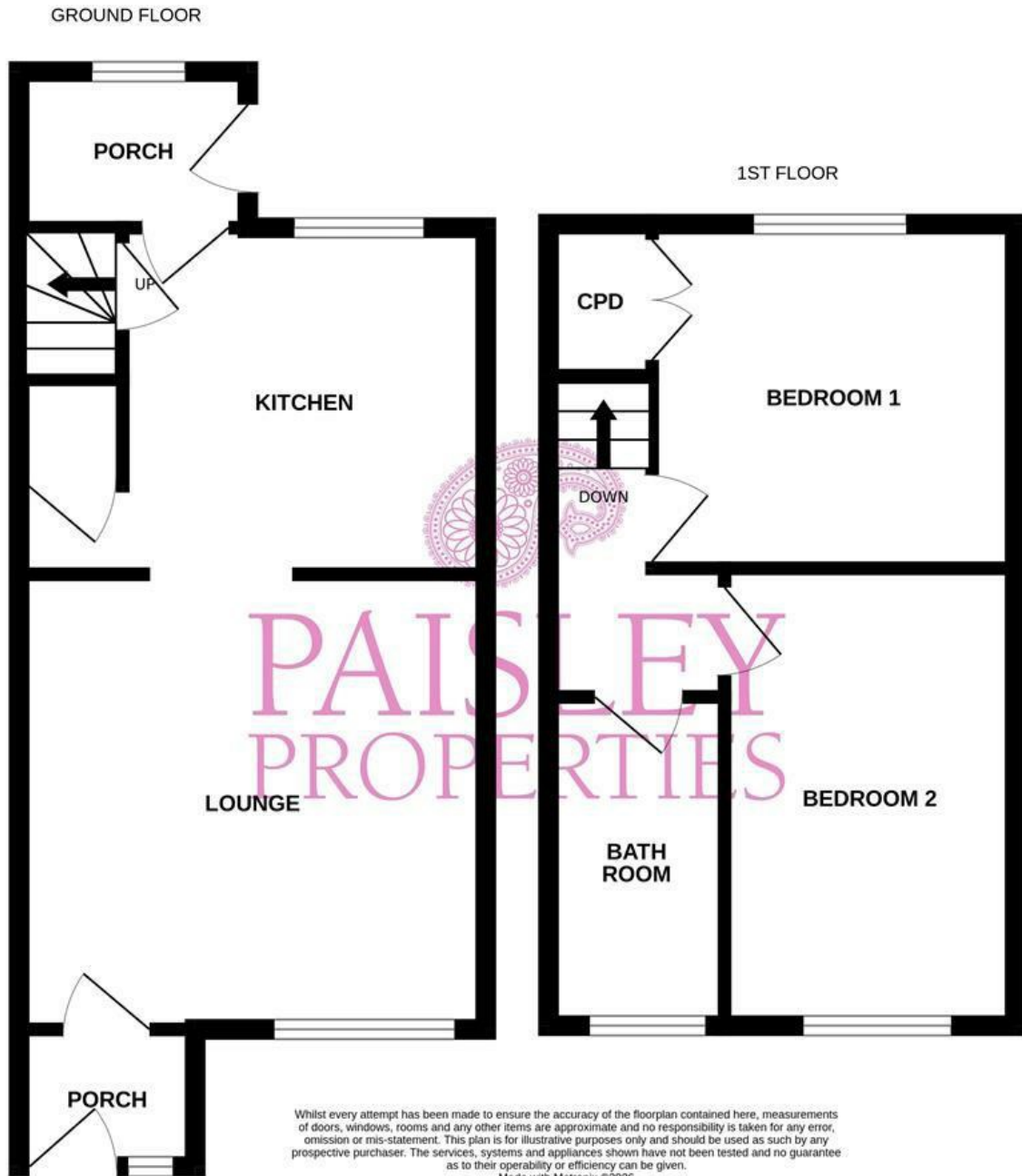
PAISLEY PROPERTIES MAPPLEWELL

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. *



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 63 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 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 | |
| EU Directive 2002/91/EC | |

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