

7 Kibroyd Drive,  
Darton S75 5DF

PER MONTH  
£1,250 Per Month



THIS FANTASTIC FOUR BEDROOM DETACHED PROPERTY BENEFITS FROM A SPACIOUS LOUNGE, SUPERB DINING ROOM AND KITCHEN, FOUR WELL PRESENTED BEDROOMS AND AN ENCLOSED GARDEN TO THE REAR.

AVAILABLE APRIL, UNFURNISHED, NO SMOKERS, BOND £1440, ENERGY RATING D, COUNCIL TAX BAND C

PAISLEY  
PROPERTIES

## Summary

This stunning four bedroom detached home is available to move into immediately. The property briefly comprises a beautifully present lounge, stylish dining room and kitchen, convenient downstairs W.C., four first floor bedrooms and a family bathroom. A fully enclosed lawned garden sits to the rear of the property and to the front, there is a neat garden, parking for one vehicle and handy integral garage. Just a short drive from both Kexborough and Darton, this property is perfectly positioned for accessing the fantastic local amenities each of these villages has to offer.

## ENTRANCE HALL 6'0" x 4'11" max



You enter the property through a white uPVC door into a handy entrance hall. This area offers space to remove and store coats and shoes neatly. Grey wood effect laminate spans the floor and spotlights are overhead. Stairs ascend to the landing and a door leads through to the living room.

## LIVING ROOM 19'1" x 12'7" max



To the front of the property, you find this beautifully presented lounge. Natural light fills the room through a large front facing, bay window, which looks out onto the front garden and quiet street. The room is neutrally decorated throughout with the exception of the chimney breast, which creates a great focal point. There is plenty of space for freestanding furniture and the room will easily make a cosy family room. Underfoot, there is grey laminate flooring and pendant lighting is above. Doors lead to the entrance hall and dining room.

## DINING ROOM 12'0" x 7'11"



This stunning dining room is positioned at the rear of the property and a set of white uPVC patio doors offer views over the neat, enclosed rear garden. The room provides ample space for a dining table and chairs as well as other freestanding furniture. A large side window and pendant lighting fill the room with light and grey wood effect laminate flooring is underfoot. Doors lead to the lounge, kitchen and rear garden.

## KITCHEN 11'0" x 7'6"



This good sized kitchen features a contemporary design, complete with beach wood effect wall and base units, black and wood rolltop worktops and a stainless steel sink and drainer. A 'New World' range cooker, with electric oven and five ring gas hob, sits neatly between the countertops and there is space for a freestanding fridge freezer and washing machine or dishwasher. Natural light floods the room through a large white uPVC window, which faces onto the rear garden. Beige tile splashbacks, grey wood effect laminate and chrome spotlights complete the room. A door leads to the dining room and an opening leads through to the rear hall.

## REAR HALL 3'6" x 2'11"



The rear hallway has a door leading to the downstairs W.C., a doorway leading to the kitchen and gives access to the rear garden through a white uPVC door.

## DOWNSTAIRS W.C. 4'0" x 2'11"



A convenient downstairs W.C. is positioned just off the rear hall. A white low-level W.C. and wall mounted hand wash basin is fitted in here, with grey carpet to the floor and ceiling lighting. A door leads back to the rear hall.

## STAIRS AND LANDING



Beige carpeted stairs ascend from the entrance hall to the landing. There is a side facing window on the landing and a ceiling hatch leads to the loft. The landing gives access to four bedrooms and the house bathroom.

## BEDROOM ONE 13'11" x 10'0"



Situated at the rear of the property is the spacious master bedroom which offers plenty of space for a variety of freestanding bedroom furniture. Overlooking the rear garden, a large window allows sunlight to fill the room. There is beige carpet to the floor and pendant lighting is above. A door leads back to the landing.

### **BEDROOM TWO 9'11" x 8'6"**



The second bedroom is another good sized, well presented room which sits to the front of the property. A front facing window overlooks the quiet street below and, alongside ceiling lighting, provides the room with abundant light. There is ample space for freestanding furniture and a door leads through to the landing.

### **BEDROOM THREE 9'4" x 6'7"**



Another stunning bedroom is positioned at the side of the property and offers a good amount of space for bedroom furniture. There is a white uPVC window, grey carpet underfoot and pendant lighting to the ceiling. A door leads back to the landing.

### **BEDROOM FOUR 7'2" x 7'0"**



Located at the front of the house, this versatile fourth bedroom would make a great home office or hobby room. Natural light enters the room through a white uPVC window and there is beige carpet underfoot and pendant lighting above. A door leads back to the landing.

### **HOUSE BATHROOM 10'9" x 5'8" max**



This well designed house bathroom features a white, three piece suite comprising of a 'P' shaped bathtub with matt black wall mounted shower above, pedestal hand wash basin and low-level W.C. The room has neutral decoration throughout with grey and white tiles surrounding the bath and shower area and dark grey vinyl flooring. Additional storage is provided with a built in airing cupboard, which could easily house towels and bedding or other household essentials. There is a central ceiling light and a door that leads to the landing.

## FRONT EXTERNAL



A flagged pathway leads through a well kept lawn, to the front door of the property. To the edges of the lawn, there are some small, neatly tended shrubs and flowerbeds. A gravelled drive sits to the side of the lawn and offers parking for one vehicle at the property. A handy integral garage offers a fantastic storage space for any extra household or garden items. A gate at the side of the property provides access to the rear garden.

## REAR EXTERNAL



Exiting the property at the rear, from the dining room patio doors, you step down onto an inviting flagged patio which is perfect for alfresco dining or relaxing in the garden. An expansive lawn adjoins the patio and mature shrubbery encloses the garden and provides privacy throughout. A side gate leads to the front of the property.



## **LETTINGS INFORMATION MAPPLEWELL**

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

## **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.

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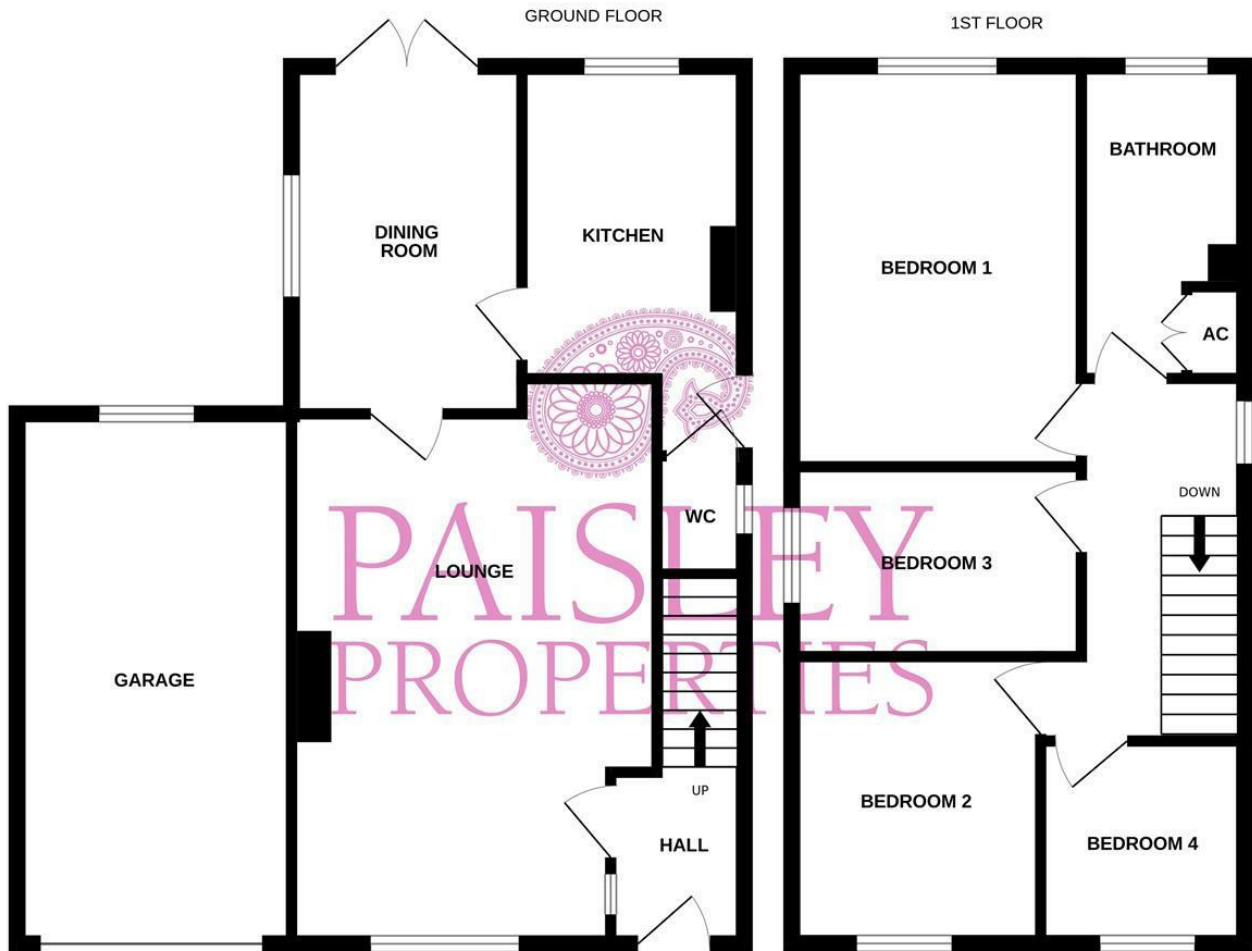
## **PAISLEY PROPERTIES MAPPLEWELL**

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.

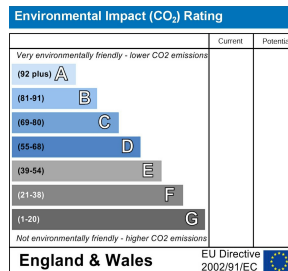
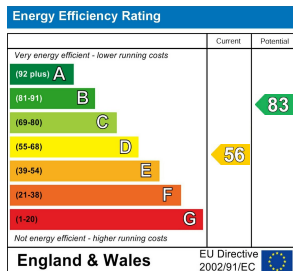
## **PAISLEY MORTGAGES MAPPLEWELL**

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. \*



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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