

12 Parish Way,
Monk Bretton S71 2JH

OFFERS OVER
£210,000



THIS SUPERB, DECEPTIVELY SPACIOUS, BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED TRUE BUNGALOW SITS ON A GENEROUS PLOT AND BOASTS DRIVEWAY PARKING AND A GARAGE.
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

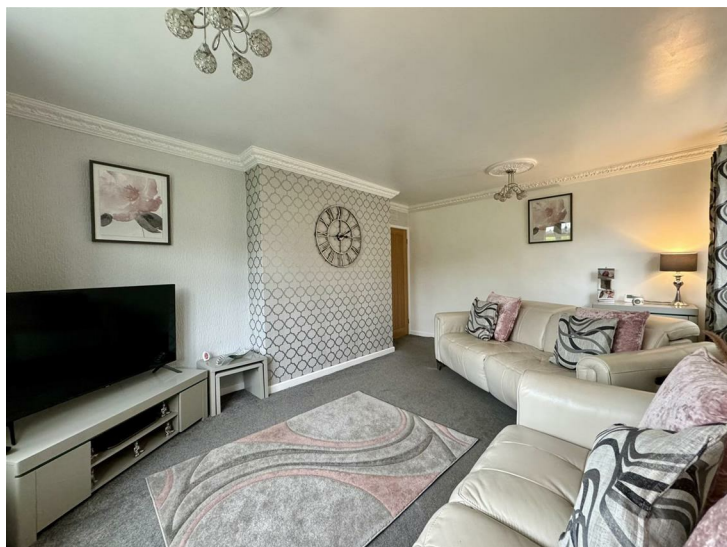
PAISLEY
PROPERTIES

ENTRANCE HALLWAY 16'1" x 3'3" max

You enter the property through a white uPVC door with bevelled glass decorative inserts into a welcoming hallway which has grey carpet underfoot. A hatch gives access to the loft where a PIV anti-condensation unit is fitted; the loft has a ladder and light. Three generous tall built-in cupboards offer storage for household items, linen and coats and shoes. Doors lead to the lounge, dining kitchen, shower room and two bedrooms.

LOUNGE 12'7" x 16'5" max

Located to the front of the property this generously proportioned lounge has both a bay window to the front and a large side facing window allowing an abundance of natural light to enter. There is ample space to accommodate lounge furniture and the room is tastefully decorated with a perfect mix of modern and character features such as decorative coving and ceiling roses housing contemporary chrome light fittings. There is grey carpet underfoot and a door leads to the hallway.



DINING KITCHEN 17'1" x 10'9" max

Positioned to the rear of the property with a large window offering views into the rear garden, this well-proportioned modern dining kitchen is fitted with ivory base and wall units, contrasting black roll top laminate worktops, white metro tiled splashbacks and a one and a half bowl stainless steel sink and drainer with a mixer tap over. Cooking facilities comprise of an induction hob with a stainless steel chimney extractor fan over, a double electric fan oven and integrated microwave. There are spaces for a tall fridge freezer and space and plumbing for both a washing machine and a dishwasher. A large built in cupboard houses the property's boiler. There is room to accommodate a small dining table and a side facing window casts natural light to this area of the room. Grey wood effect vinyl flooring runs underfoot and spotlights to the ceiling complete the room. An external part glazed uPVC door allows access to the rear garden and an internal door leads into the hallway.



SHOWER ROOM 6'9" x 5'4" max

This contemporary shower room is fitted with a white suite comprising of a gloss white vanity unit with drawers for storage and an integral wash basin with mixer tap, matching square low level W.C. and a double walk in shower enclosure with waterfall shower over. The room is fully tiled with contemporary split face effect ceramic tiles in grey tones and this is complemented by grey vinyl flooring underfoot. Spotlights set into the white panelled ceiling and a chrome heated towel rail completes the room. A large obscure window allows natural light to flood in and a door leads to the hallway.



BEDROOM ONE 11'5" x 11'10" max

This tastefully decorated double bedroom enjoys views of the front garden and street beyond from its front facing window which allows natural light to flood into the room. Fitted sliding wardrobes with attractive black glass and mirror doors allow a generous amount of storage along one wall. There is ample space for further freestanding items of bedroom furniture. Grey carpet runs underfoot and the room has a decorative ceiling rose with a pendant light fitting. A door leads to the hallway.



BEDROOM TWO 11'10" x 11'2" max

This second double bedroom can be found to the rear of the property and is light and airy courtesy of a set of sliding patio doors with built in venetian blinds which open to the rear garden and a decked seating area. The room is neutrally decorated and grey carpet runs underfoot. A door leads to the hallway.



EXTERIOR

The property sits on a generous corner plot with a wraparound well established garden which has been beautifully maintained over the years. The front of the property has a paved pathway leading up to the door and the gardens either side are planted with mature shrubs. A lawned area stretches round the side of the property to the rear garden which boasts a raised decked seating area and paved areas for al fresco dining in the warmer summer months alongside a lawned area and planted borders. Three sheds offer storage for garden items and a single garage which has an up and over door, light and power sits beyond the driveway which could accommodate two vehicles. There is also a gated area alongside the garage which houses the property's refuse bins.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELEY C

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVE AND GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - MAINS

*Broadband & Mobile - UP TO 1000MBPS MOBILE COVERAGE WITH VODAPHONE, 3 AND O2

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: HISTORICAL MINING AREA

~ 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.

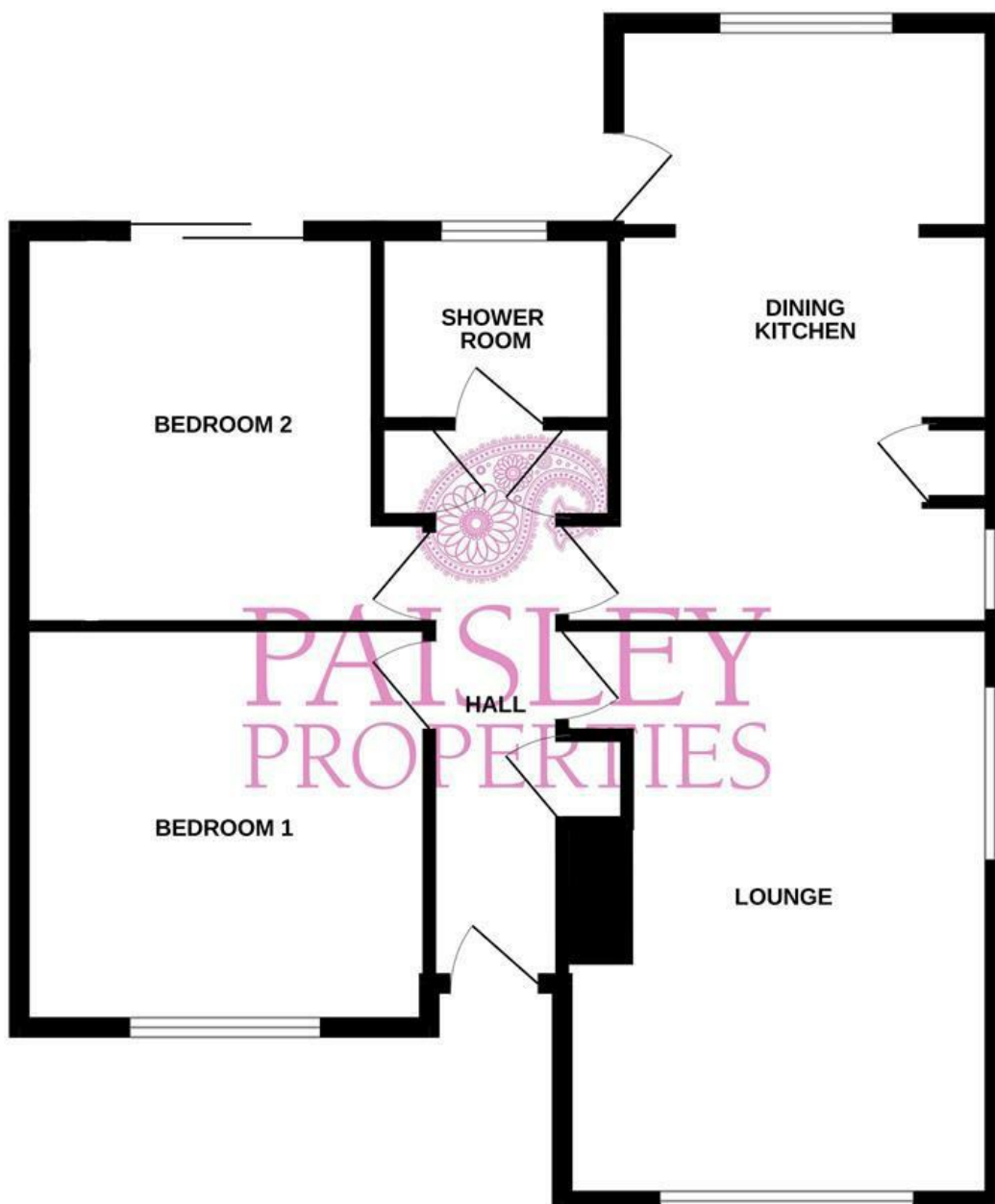
~ Paisley Mortgages ~

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. *

~ 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		
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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