

47 Mill Lane,
Darton S75 5HE

OFFERS IN THE REGION OF
£220,000



THIS IMMACULATELY PRESENTED, FOUR BEDROOM END TERRACE HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND FEATURES A WEALTH OF DELIGHTFUL TOUCHES. THE PROPERTY BOASTS AN EXCEPTIONAL LOUNGE AND KITCHEN DINER, HIGH QUALITY LUXURY BATHROOM, THREE GOOD SIZE BEDROOMS ON THE FIRST FLOOR WITH THE SECOND FLOOR HAVING THE FOURTH PLUS STORAGE. EXTERNALLY THERE IS GARDEN SPACE TO FRONT AND REAR, DRIVEWAY PARKING FOR MULTIPLE CARS AND SUPERB OPEN VIEWS OF LONGFIELDS TO THE FRONT.

FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING: TBC

PAISLEY
PROPERTIES

LOBBY



You enter the property through a composite front door into this useful lobby area with space to remove coats and shoes. Above the door is a glazed panel with obscure glass and etched house number, a lovely touch and the church style grey radiator, a feature that continues through the property, adds a touch of style. There is laminate flooring, ceiling lighting and stairs lead to the first floor. An internal door leads to the lounge.

LOUNGE 13'7" max into recess x 12'5"



Generous and well presented lounge with the focal point being the multi fuel burner set on a stone base with timber mantelpiece which compliments the central heating, which comes in the form of a church style radiator. There is carpet flooring, pendant lighting and coving to the ceiling with natural light flooding in from the double glazed window to the front which also offers views of the garden and adjoining Longfields. Internal doors lead to the lobby and kitchen diner.

KITCHEN DINER 16'5" max into recess x 13'0"



Superb kitchen diner having a great range of wall and base units finished in white, complimentary grey worktops with matching splashbacks and black one and a half bowl sink with mixer tap plus a separate worktop space with room underneath for appliances. Integral appliances include the electric oven, four ring gas hob and black extractor fan plus there is plumbing for a dishwasher and space for a fridge freezer. There is plenty of room for a dining table and chairs, LVT flooring runs underfoot, there is coving to the ceiling, a church style radiator, boiler cupboard and useful under stairs store. A double glazed window to the rear brings in natural light and looks out to the rear patio. An external composite door leads to the patio and an internal door leads to the lounge.



LANDING



Stairs ascend from the lobby to the first floor landing which has carpet flooring, ceiling lighting and a useful understairs cupboard. Internal doors lead to the luxury bathroom and the three bedrooms on this floor with a staircase taking you to the second floor.

BEDROOM ONE 13'1" x 11'7" max into recess



Impressive main bedroom situated at the rear and having plenty of space for freestanding bedroom furniture. There is carpet flooring, a church style radiator and a double glazed window which draws in natural light. There is pendant lighting and an internal door leads to the landing.



BEDROOM TWO 12'6" x 8'6" max into recess



Second double bedroom on this floor, this time located at the front with the double glazed window bringing in natural light and giving some delightful open views. There is plenty of space for freestanding bedroom furniture, carpet flooring, a church style radiator and pendant lighting. An internal door leads to the landing.

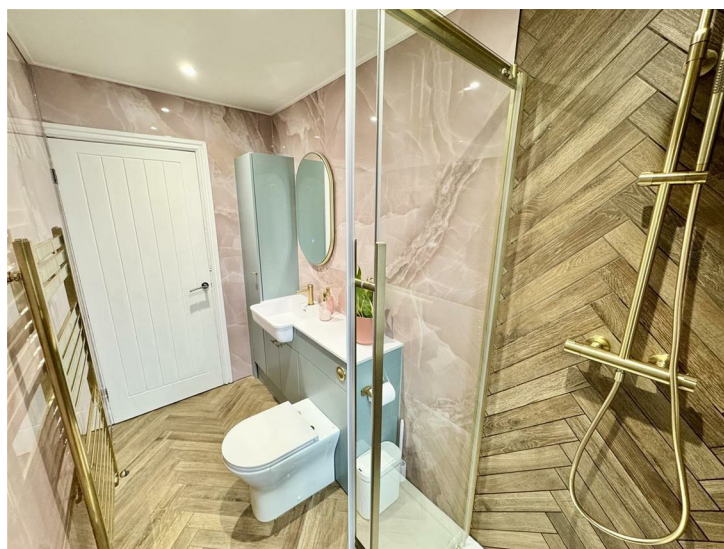


BEDROOM THREE 8'1" x 8'1" max including bulk head



Third well proportioned bedroom on this floor, again located at the front with the double glazed window bringing in natural light and giving some delightful open views. There is plenty of space for freestanding bedroom furniture, carpet flooring, a church style radiator and pendant lighting. An internal door leads to the landing.

LUXURY BATHROOM 9'7" into shower x 4'6"



Exceptional luxury bathroom, beautifully refitted by a local company to a high standard, including gold/brass fittings and consisting of a shower enclosure with overhead rain shower and separate hose and tiled in a herring bone design and a vanity wash unit incorporating a sink with brass gold mixer tap and twin flush close coupled WC. Also included is the mirror that lights up and a matching storage unit with the gorgeous wall tiles and floor tiles in a herring bone style, matching the shower area, completing the elegant look. There are inset ceiling spotlights, an extractor fan and a double glazed window with obscure glass.



SECOND FLOOR LANDING



Stairs ascend from the first floor landing to the second floor landing with an internal door leading to the bedroom on this floor.

BEDROOM FOUR 13'7" limited headroom, floor space x 10'3" plus r



Superb top floor bedroom, currently set up as a dressing room, but has previously been used as a double bedroom with the photos showing both uses. There are three Velux windows, the front one having excellent views, there is carpet flooring and a wall mounted radiator. There is plenty of space for freestanding bedroom furniture in addition to the storage cupboard which is complimented but the under eaves storage. An internal door leads to the second floor landing.



FRONT GARDEN



To the front there is a garden laid mainly to lawn with a raised planting area and path leading to the front door. This space has the open views plus there is no vehicle access, making a perfect area to relax.

REAR GARDEN AND PARKING



To the rear there is driveway parking with secure gated access to the patio area. There is an outside tap plus a utility outhouse that has plumbing for a washing machine plus an additional storage shed. There are raised planting areas and a side area, useful for storage.



VIEW



To the front there are excellent open views of Longfields and Dearne Way

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:
Driveway

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 plus multi fuel burner
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		
(81-91) B		
(69-80) C		
(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 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

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES