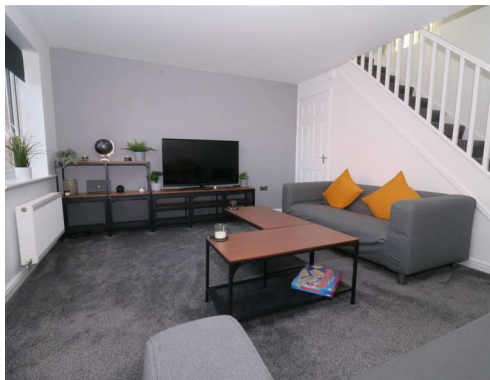


4 Ellwood Way,
Lundwood S71 5FX

OFFERS OVER
£180,000



BEAUTIFULLY PRESENTED, THIS THREE BEDROOM, MODERN SEMI-DETACHED PROPERTY SITS AT THE TOP OF THIS QUIET RESIDENTIAL CUL DE SAC CLOSE TO LOCAL AMENITIES. BOASTING AN ENCLOSED GARDEN TO THE REAR, DRIVEWAY FOR MULTIPLE VEHICLES, DETACHED GARAGE, ELECTRIC CAR CHARGING POINT, GROUND FLOOR CLOAKS AND DINING KITCHEN. THIS PROPERTY REALLY NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE LOBBY 5'2" x 3'6"

You enter the property through a timber door into a welcoming hallway which has fitted carpet flooring underfoot, uPVC double glazed window to the side, low energy contemporary ceiling lighting, a feature that continues through the property, single radiator and power socket and doors leading to the lounge and downstairs W.C.



GROUND FLOOR WC 5'1" x 2'9"

Handily located just inside the entrance to the property, this downstairs W.C. is fitted with a white, wall mounted hand wash basin with a white tiled splashback and a matching low level W.C.. There is a single radiator, vinyl flooring and a side facing obscured glass uPVC window allowing natural light to enter and a door leads into the hallway.



LOUNGE 14'7" x 14'7"

Boasting tasteful, neutral décor, this spacious lounge is located towards the front of the property with a uPVC double glazed window allowing natural light to enter. There is fitted carpet flooring, double radiator and ample space for lounge furniture. A cupboard under the stairs offers storage, comes with a power socket and a carpeted staircase ascends to the first floor landing. Doors lead to the dining kitchen and entrance hallway.



KITCHEN DINER 14'7" x 9'7"

Positioned to the rear of the property with a set of French doors and a window to the rear flooding the room with natural light and giving access to the rear garden, this spacious dining kitchen is fitted with cream base and wall units with wood effect worktops, tiled splashbacks and stainless steel sink with mixer tap. Cooking facilities comprise of a four ring gas hob, electric oven with pull out extractor fan over. There is an integrated washing machine, space for an American style upright fridge freezer and space to accommodate a dining table. Vinyl flooring runs underfoot, there is a single radiator plus 2 contemporary, low energy ceiling lights. An internal door leads to the lounge.





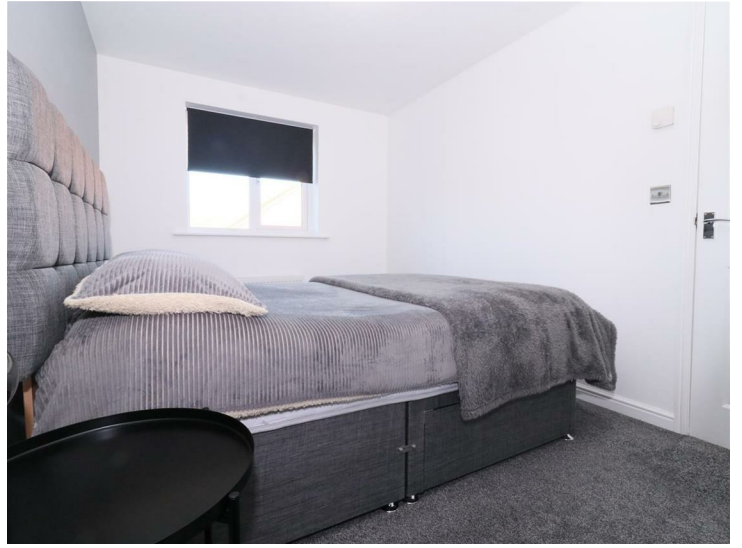
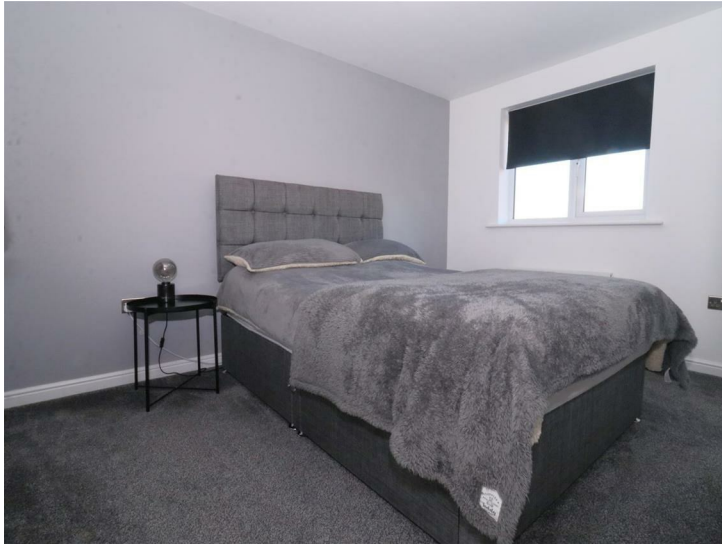
LANDING

A carpeted staircase ascends from the lounge to the good size, carpeted landing space. A hatch gives access to the loft, there is a single radiator and power socket. Again, there is a contemporary low energy light to the ceiling, a smoke alarm and doors lead to all bedrooms and the house bathroom.



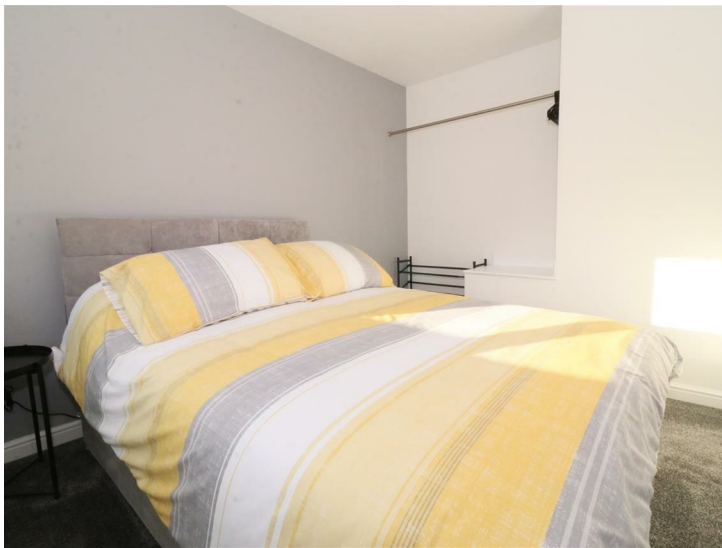
BEDROOM ONE 12'10" max into recess x 8'2"

Located to the front of the property, this double bedroom has storage options in the rail to the recess and space for free standing bedroom furniture. There is a uPVC double glazed window, fitted carpet flooring and single radiator. An internal door leads to the landing.



BEDROOM TWO

Located at the rear of the property is this second double bedroom which, in design, matches the larger bedroom to the front. There is a storage option having a hanging rail to the recess plus space for freestanding bedroom furniture. There is fitted carpet flooring, a uPVC double glazed window to the rear overlooking the garden and single radiator. There is a TV aerial point and an internal door leads to the landing.



BEDROOM THREE 8'1" x 6'2"

Located at the front of the property, this third bedroom is again well presented, has space for a single bed plus free standing bedroom furniture and is currently used as an office. There is fitted carpet flooring, single radiator, uPVC double glazed window and contemporary low energy ceiling lighting. An internal door leads to the landing.



BATHROOM 6'0" x 6'0"

This stylish, modern bathroom is situated at the rear of the property and features a panel bath with thermostatic shower over and glass screen, pedestal wash basin and twin flush low level WC. There are low maintenance panels to the walls and splash areas, a chrome ladder radiator and uPVC double glazed window to the rear having obscure glass. There is vinyl flooring, extractor fan and ceiling lighting. An internal door leads to the landing.



GARAGE AND DRIVEWAY 17'1" x 9'0"

Good size, detached garage with an up and over door and it's own roof space, adding to storage options. The long driveway would fit multiple vehicles and there is an electric car charging point with secure gated access to the rear garden.

FRONT AND REAR GARDENS

There is a lawn area to the front with slate border and steps leading to the front door. The enclosed rear garden has a good size patio, raised lawn, with railway sleepers, which tucks itself round the back of the garage. There is a rockery area with mature plants and shrubs plus, attached to the property on the patio, there is an outside tap and external power socket.



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: £10PM Green payment. Pays for maintenance of the play area and green spaces

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley B

PROPERTY CONSTRUCTION: Brick

PARKING: Driveway and garage

ROAD- Ellwood way is only adopted at the entrance. The majority is unadopted but there is a 'lifetime' indemnity insurance

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

*Broadband & Mobile - Gigabit broadband available, check your mobile supplier for the signal strength

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 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.

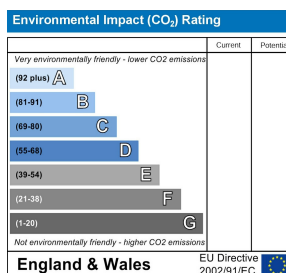
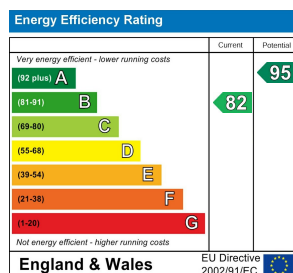
~ Paisley Mortgages ~

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.



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