



HAVING NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF STAINCROSS WITH MAPPLEWELL AMENITIES A SHORT WALK AWAY, THIS LOVELY TWO BEDROOM TERRACE OOVES BOTH CHARM AND ELEGANCE. THE PROPERTY IS WELL APPOINTED WITH STYLISH AND MODERN TOUCHES THROUGHOUT AND BENEFITS FROM A SPACIOUS LOUNGE, SUPERB DINING KITCHEN, STYLISH BATHROOM, TWO GENEROUS SIZED BEDROOMS AND AN ENCLOSED GARDEN TO THE REAR PLUS OFF ROAD PARKING AND AN ELECTRIC CAR CHARGING PORT.

FREEHOLD/ ENERGY RATING - D/ COUNCIL TAX BAND A

LOUNGE 12'11" x 11'10"

You enter the property through a uPVC front door into this spacious lounge with modern decor and benefits from a front facing window which allows natural light in. There is a fitted carpet, coving to the ceiling single wall mounted radiator. An internal glass panel door leads through to the inner hallway.

INNER HALL 3'0" x 2'5" plus stairs

Separating the two excellent sized rooms having carpet floor, carpeted stairs leading to the first floor and glass panelled doors leading to the lounge and kitchen diner.



KITCHEN DINER 12'9" x 11'10"

Located at the rear of the property, this excellent sized dining kitchen has a great range of wall and base units with a mixture of grey and white finishes, wood effect rolled worktops with inset stainless steel sink, mixer tap and matching wood effect splashbacks. There is an integrated electric oven, ceramic hob with contemporary extractor over, plumbing for washing machine, space for upright fridge freezer and laminate flooring. There is space for a dining table, however, there is a lovely breakfast bar matching the kitchen worktop, ideal for those quick snacks. There are inset spotlights to the ceiling, double glazed window to the rear and a uPVC stable style door gives access to the rear garden. An internal glass panelled door leads to the inner hall.





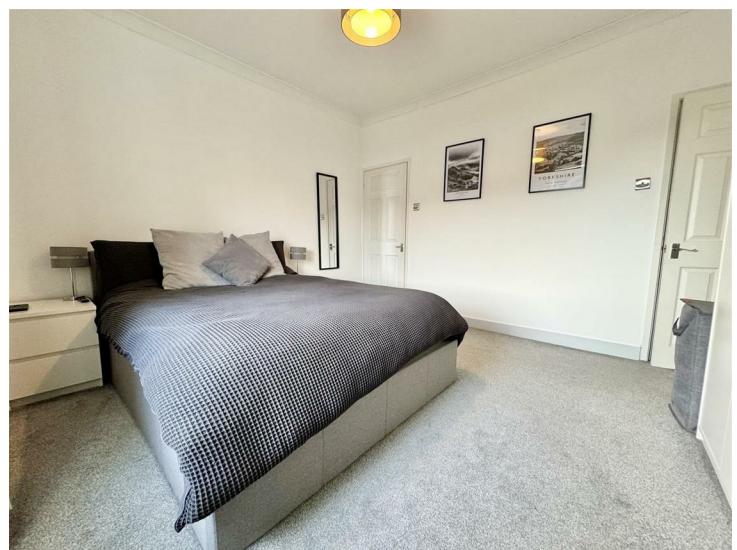
LANDING

Having carpet flooring, doors to both bedrooms and the bathroom plus a loft hatch with attached ladder giving access to the attic which has fantastic potential and space for conversion.



BEDROOM ONE 12'11" x 11'11"

Situated at the front, this superb sized double bedroom has plenty of light being brought in via the uPVC double glazed window to the front. There is a built in wardrobe and plenty of space for bedroom furniture, carpet flooring and wall mounted radiator. There is coving to the ceiling and an internal door leads to the landing.





BEDROOM TWO 11'10" x 7'1"

Second double bedroom located at the rear of the property and having a uPVC double glazed window overlooking the garden. The space is currently used as an office, however, there is plenty of room for a double bed and freestanding bedroom furniture. There is carpet flooring, a single radiator and an internal door leads to the landing.



BATHROOM 8'8" x 5'4"

Stylish bathroom having a modern three piece suite in white consisting of a 'P' shower bath with rain shower overhead, separate hose and glass screen, vanity wash and WC unit in grey gloss with the sink having a mixer tap and including a close coupled twin flush WC. There is a church style radiator, vinyl flooring, inset spotlights, and fully tiled walls. There is a double glazed window with obscure glass and an internal door leads to the landing.

GARDEN

To the front there is a compact pebbled patio area with steps leading to the front door. To the rear is a much larger garden area with a mixture of patio, decking and artificial grass. There is an outside water tap, recently installed electric car power port and stone path leading from the gate to the rear door. The area is enclosed by timber fence and there is parking directing adjacent to the fence.



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley A

PROPERTY CONSTRUCTION: Stone

PARKING: Off road parking to the rear

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - FTTP, check mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: Access road to the rear

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.

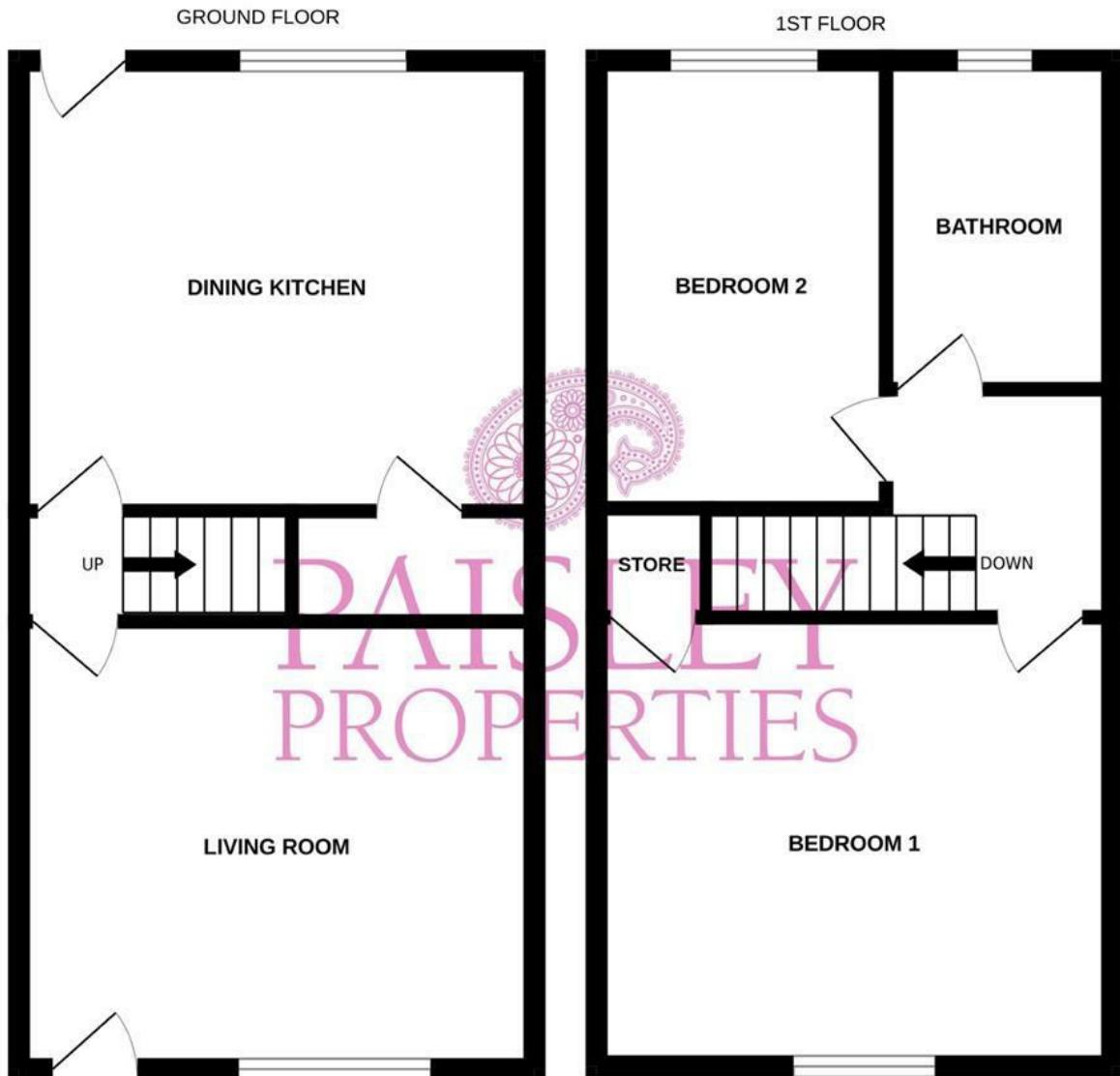
~ Paisley Mortgages ~

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.



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.

Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B		
(69-80) C		62
(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

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

PAISLEY
PROPERTIES