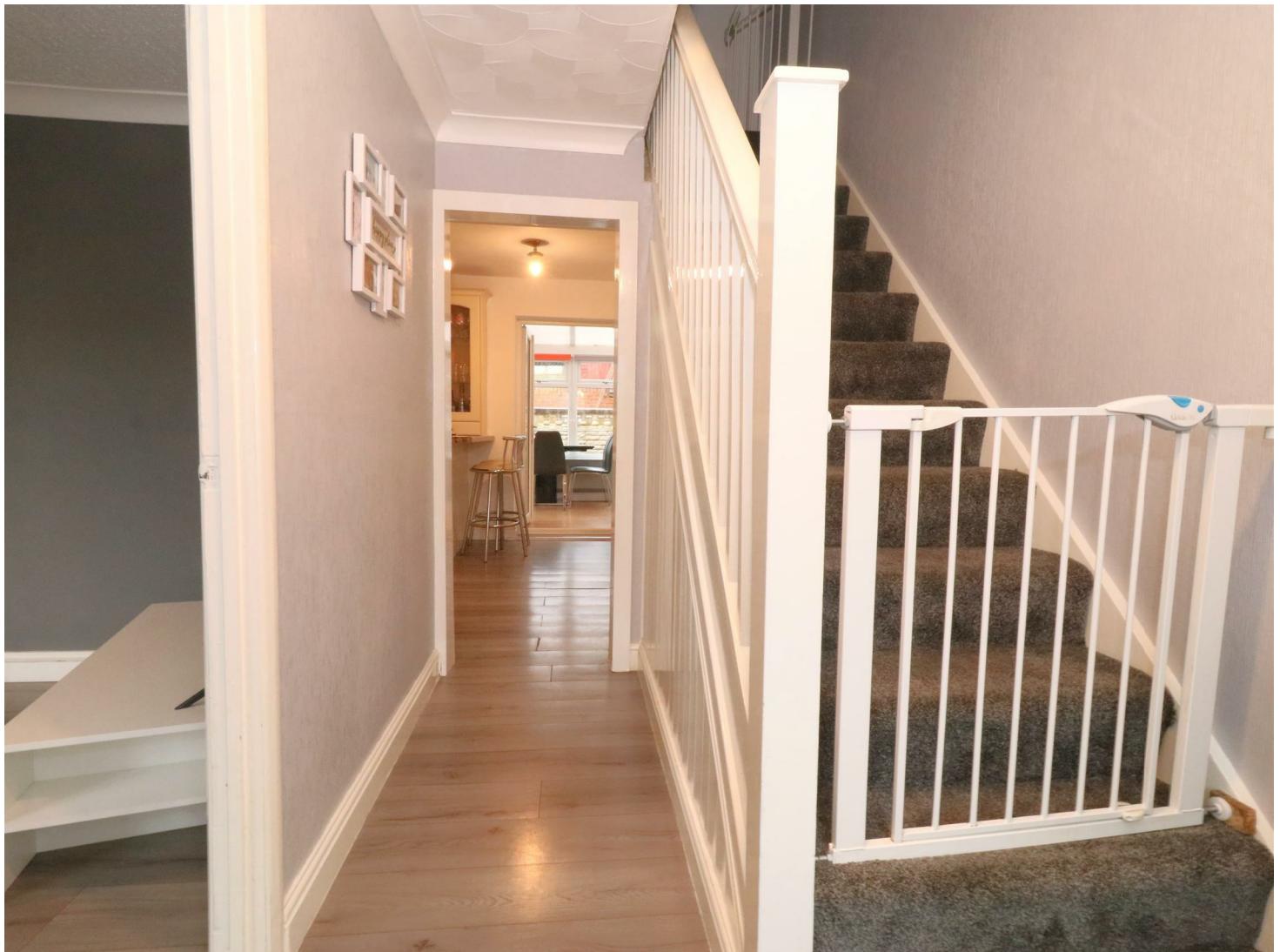




THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITS ON A QUIET RESIDENTIAL STREET CLOSE TO THE VILLAGE OF MAPPLEWELL. BOASTING AN ENCLOSED GARDEN TO THE REAR, PARKING TO THE FRONT, CONSERVATORY AND BENEFITTING FROM SOLAR PANELS. THIS PROPERTY REALLY NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING: C

ENTRANCE HALLWAY 10'5" x 5'11"

You enter the property through a white uPVC door into a lovely welcoming hallway with natural light coming from the decorative glazed panel in the door. There is space to hang coats and for freestanding furniture items if desired. There is laminate flooring and a carpeted staircase ascends to the first floor landing and doors lead to the lounge and dining kitchen.



LOUNGE 14'8" x 10'7"

Located at the front of the property, this generous sized living room is flooded with light through the large uPVC double glazed window to the front and is attractively presented. There is laminate flooring, a double radiator, carpet flooring and coving to the ceiling. An internal door leads to the hallway.



KITCHEN DINER 20'11" x 8'4"

Excellent and spacious dining kitchen, having a range of cream wall and base units, complimentary granite effect worktops and inset one and half bowl sink and mixer tap with tiled splashbacks. There is a gas cooker, plumbing for a dishwasher and washing machine and space for a dryer, upright fridge freezer and space for an under counter fridge. The kitchen has a tiled floor, radiator and uPVC window to the rear while the dining area has a laminate flooring, radiator, pantry cupboard and French doors to the conservatory. An internal door leads to the hallway.



CONSERVATORY 14'1" x 9'6"

This wonderful additional space is brick built with uPVC windows and French doors to the garden. There is a central heating double radiator, power and light and laminate flooring.



LANDING 7'9" x 7'1"

This good size landing has carpet flooring, access to the loft via a hatch, boiler cupboard and doors to all bedrooms plus the bathroom.



BEDROOM ONE 12'3" to rear of robes x 11'3" plus recess

This spacious and well presented is located at the front of the property and comes with a triple wardrobe with sliding mirror doors. There is space for freestanding bedroom furniture and there is carpet flooring, uPVC double glazed window to the front, single radiator, pendant lighting and coving to the ceiling. An internal door leads to the landing.



BEDROOM TWO 12'11" x 8'6"

This great size second double bedroom is located at the rear of the property with uPVC double glazed window overlooking the garden. There is carpet flooring, a single radiator, pendant lighting and coving the ceiling. An internal door leads to the landing.



BEDROOM THREE 9'5" x 7'0"

A third good size bedroom that would fit a small double or single bed and is currently used as an office. There is a uPVC double glazed window to the front, carpet flooring, pendant lighting and single radiator. There is a coving to the ceiling and a door leads to the landing



BATHROOM 7'8" x 5'4"

This stylish bathroom, situated at the rear of the property, has a 3 piece suite in white consisting of a 'P' shower bath with thermostatic shower and glass screen, vanity wash basin with storage under and mixer tap plus twin flush low level WC. There are two uPVC double glazed windows with obscure glass, a chrome towel radiator, low maintenance ceiling with inset spotlights and extractor fan. The walls are fully tiled and there is tiled flooring. An internal door leads to the landing.



EXTERNALLY

Superb outside space with the front having a lawn and gated driveway parking. There is secure gated access to the generous rear garden which has a lower level paved patio, mid level lawn and elevated patio which has a mature tree and garden shed.

~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley A

PROPERTY CONSTRUCTION: Concrete block and cavity

PARKING: Driveway

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - Ultrafast broadband available. Check mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: Solar panels installed, leased

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.

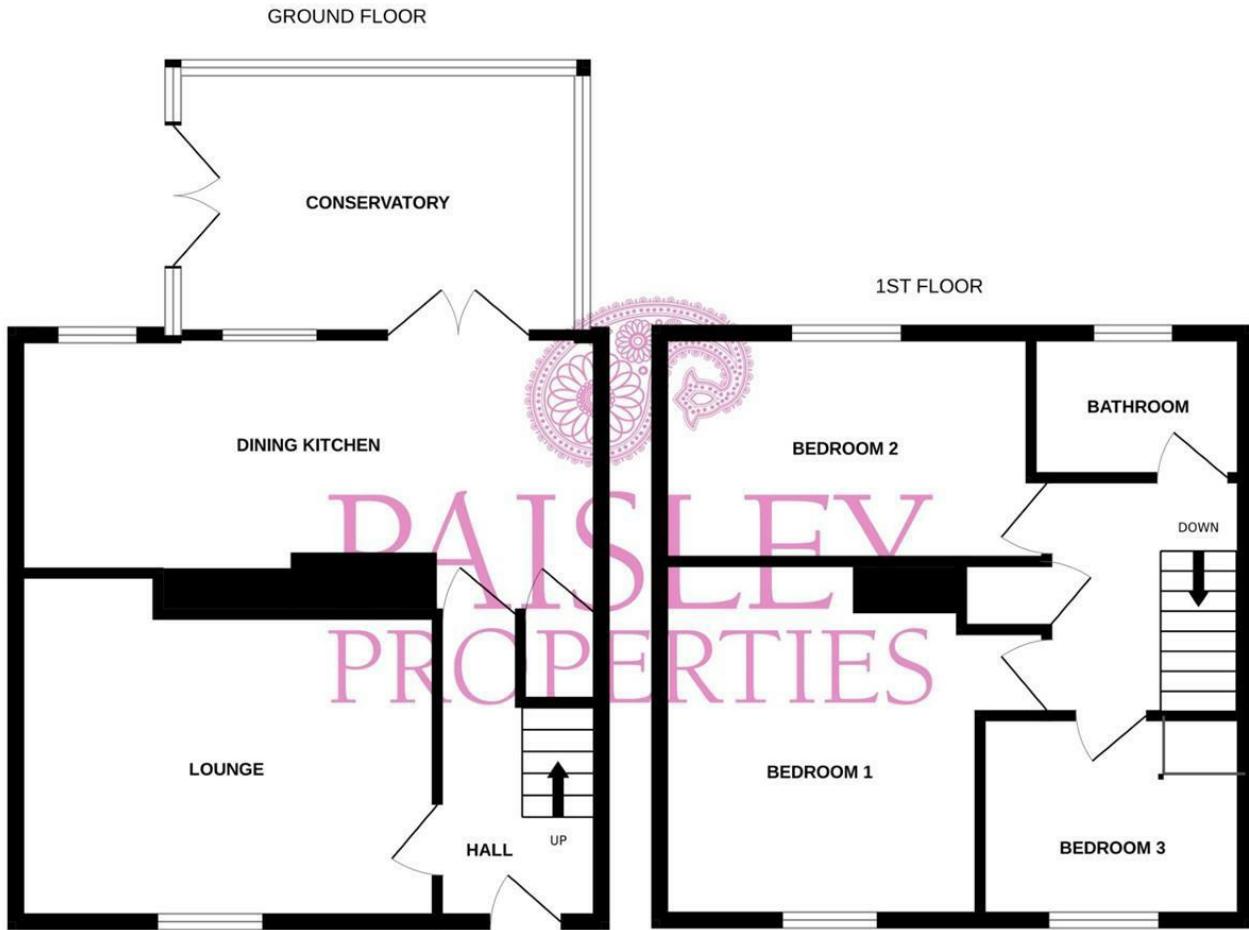
~ Paisley Mortgages ~

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.

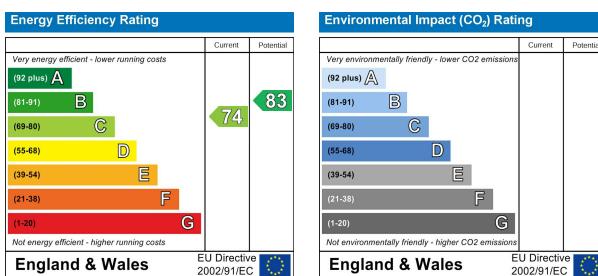
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.
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