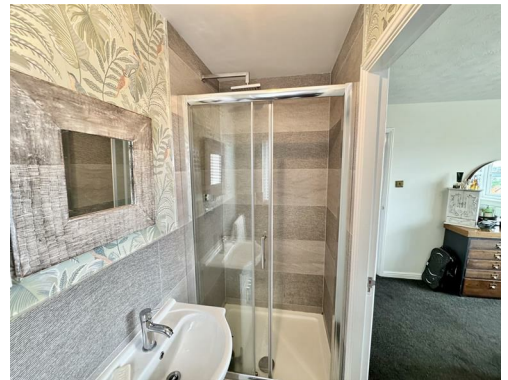


21 Round Hill,
Darton S75 5QJ

OFFERS IN THE REGION OF
£310,000



THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND FEATURES A WEALTH OF DELIGHTFUL TOUCHES. THE PROPERTY BOASTS A DELIGHTFUL OPEN PLAN LIVING DINING ROOM, SEPARATE KITCHEN AND GROUND FLOOR WC, THREE WELL PROPORTIONED BEDROOMS, EN SUITE TO THE MASTER, HOUSE BATHROOM, MATURE GARDENS AND DRIVEWAY PARKING. SOUGHT AFTER LOCATION, EARLY VIEWING ESSENTIAL

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING: TBC

PAISLEY
PROPERTIES

HALLWAY 13'5" apx x 3'6" apx



You enter the property through a glazed timber front door, that allows natural light to come in, into the hallway that gives a first glimpse of the attractive styling this property has to offer. There is plenty of room to remove coats and shoes, there is dark oak flooring, a wall mounted radiator and ceiling lighting. A staircase leads to the first floor and internal doors lead to the lounge and kitchen

GROUND FLOOR WC 5'6" apx x 2'9" apx



Convenient space, situated off the hallway and having a two piece suite in white consisting of a pedestal wash basin and low level WC. a double glazed window draws in natural light, there is carpet flooring, a wall mounted radiator and tiled splashbacks. The dado rail has appealing feature wallpaper above it and an internal door leads to the hallway.

LOUNGE 13'8" apx x 11'3" apx



Lovely living room with the double glazed bay window flooding this space and the dining area with natural light. The focal point of the room is the gas fire with decorative surround and feature wallpaper behind and there is solid oak flooring underfoot, which flows into the dining space. There is a ceiling rose and light, coving to the ceiling, wall mounted radiator and an open double archway leads to the dining area.

DINING ROOM 10'7" apx x 8'9" apc



Second part of this fabulous space with extra light brought in via the double glazed French doors which lead to the garden. The sold oak flooring flows from the lounge, there is a wall mounted radiator, ceiling rose and light and coving to the ceiling. An internal door leads to the kitchen.

KITCHEN 11'1" max into recess x 9'2" apx



Separate room having a range of wall and base units featuring glass and corner display cabinets, complimentary rolled worktops and composite sink with mixer tap. Integral appliances come in the form of an electric oven, four ring gas hob with extractor hood over plus there is space for an upright fridge freezer and plumbing for a washing machine. There is solid oak flooring, a wall mounted radiator, and ceiling spotlights. Natural light is drawn from the double glazed window that overlooks the garden, there is a double glazed side door leading to outside and a very useful pantry cupboard. An internal door leads to the hallway.

LANDING 6'8" apx x 3'5" plus stairs



Stairs ascend from the hallway to the first floor landing, again with stylish presentation and with natural light coming in from the double glazed window to the side. There is carpet flooring, a ceiling light and access to the loft. Internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 13'4" max into bay x 11'2" apx



Impressive main bedroom having plenty of space for freestanding bedroom furniture with the double glazed bay window flooding to room with natural light. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. Again, there is a feature wall and internal doors lead to the en suite and landing.

EN SUITE 7'9" apx x 3'2" apx



Completing this superb master suite is the en suite having a three piece suite in white consisting of a tiled shower area with overhead rain shower and wall mounted controls, vanity wash basin with mixer taps and storage under and twin flush low level WC. There is tiled flooring, tiling on the walls to dado height, an extractor fan, ceiling lighting, a shaver socket and chrome towel radiator. A double glazed window with obscure glass brings in natural light and a door leads to the bedroom.

BEDROOM TWO 11'2" max to rear of robes x 9'0" plus recess



Second double bedroom, this time located at the rear and having a superb range of fitted wardrobes. The double glazed window brings in natural light and give views of the garden and landscape beyond, there is carpet flooring, a wall mounted radiator, ceiling lighting and feature wallpaper. An internal door leads to the landing.

BEDROOM THREE 8'11" apx x 6'10" apx



Third well proportioned bedroom, again located at the rear of the property having plenty of space for freestanding bedroom furniture. The double glazed window brings in natural light and gives the views of the garden and beyond, there is laminate flooring, a wall mounted radiator and pendant ceiling light. An internal door leads to the landing.

BATHROOM 6'9" apx x 5'8" plus cupboard



House bathroom having a three piece suite in white consisting of a wood panel bath with mixer tap and shower attachment, pedestal wash basin and low level WC. There is tiling on the walls to splash areas, ceiling lighting and a wall mounted radiator. A double glazed window with obscure glass brings in natural light and there is a useful cupboard which also houses the boiler. An internal door leads to the landing.

FRONT AND PARKING



To the front there is a lawn garden with rockery areas, shrubs and plants the the driveway giving off road parking.

REAR GARDEN



The larger, tiered rear garden has upper and lower level patio areas, side lawn, fully established plants and flowers and features both storage and potting sheds.



Views



From the rear bedroom windows

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None

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
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

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

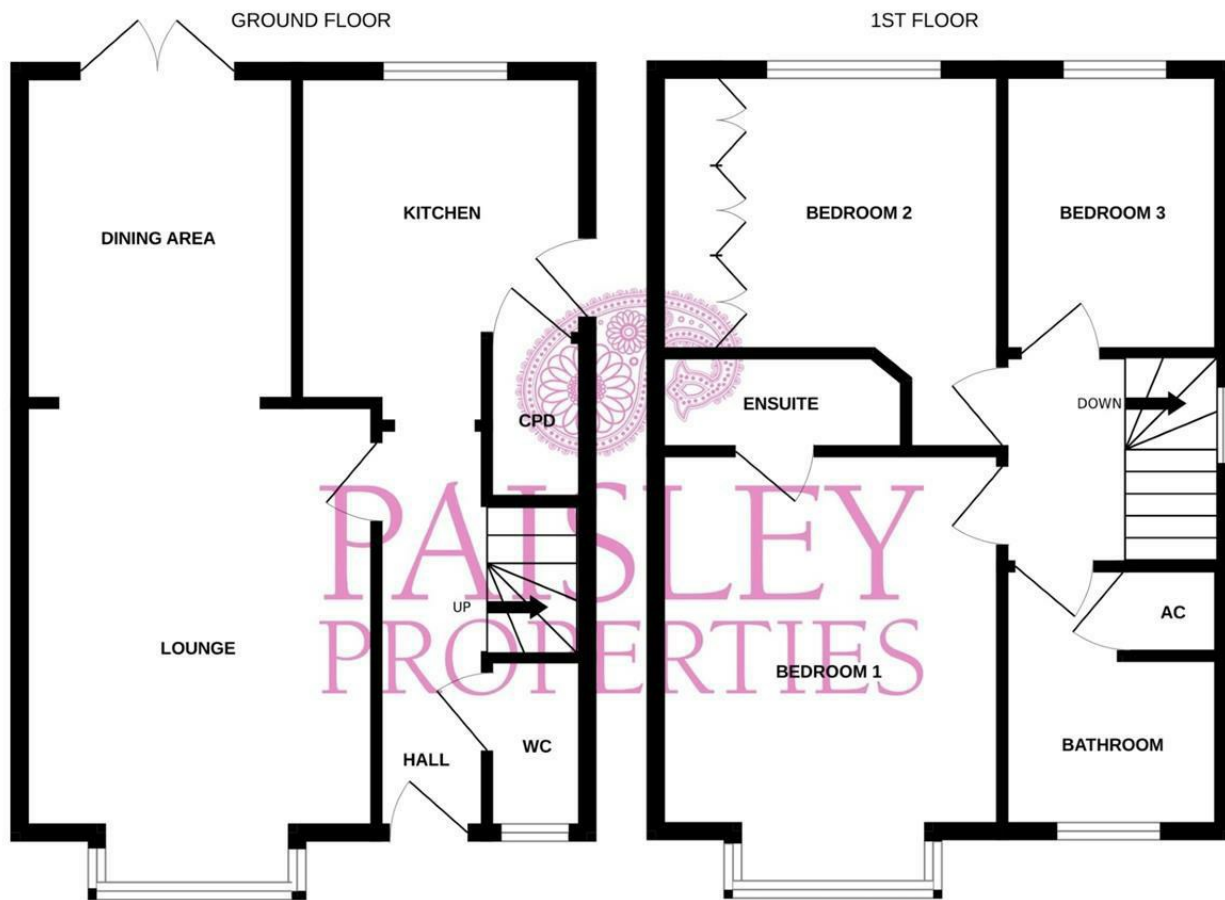
PAISLEY PROPERTIES MAPPLEWELL

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. *



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		
(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	

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