



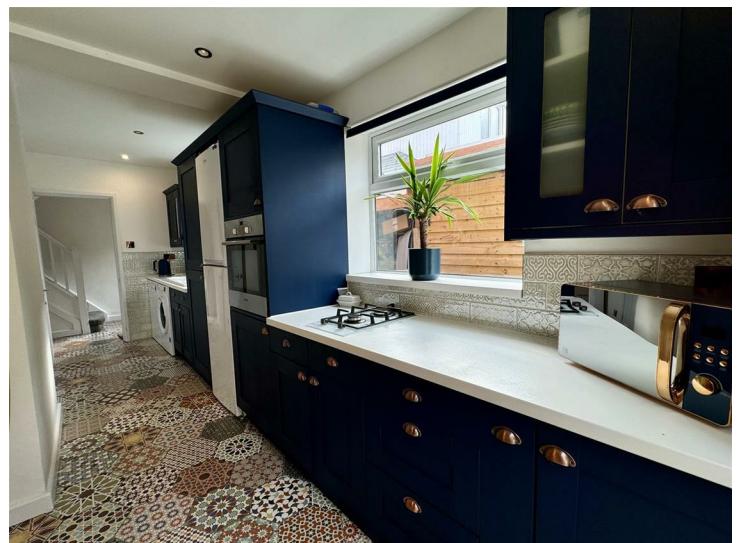
RECENTLY RENOVATED, THIS TWO BEDROOM EXTENDED SEMI-DETACHED PROPERTY IS READY TO MOVE INTO AND TASTEFULLY DECORATED THROUGHOUT. EXTERNALLY THE PROPERTY BENEFITS FROM AN ENCLOSED LOW MAINTENANCE REAR GARDEN WITH A LARGE BRICK BUILT GARDEN BUILDING FOR STORAGE AND RECREATIONAL USE AND ROADSIDE PARKING TO THE FRONT. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

ENTRANCE HALLWAY 8'4" x 5'8" max

You enter the property through a part glazed white uPVC door into a welcoming hallway. Striking, patterned hexagonal ceramic floor tiles with underfloor heating run underfoot and continue through into the dining kitchen. A carpeted staircase with a white painted balustrade ascends to the first floor with a cleverly designed shoe storage system concealed underneath. There is a further generous cupboard for storage too. Doors lead to the dining kitchen and lounge.

DINING KITCHEN 10'2" x 18'10" max

Flooded with natural light courtesy of two side facing windows and French doors to the rear garden, this modern dining kitchen is fitted with navy blue base and wall units, white laminate worktops, grey tiled decorative splashbacks and a ceramic sink with a rose gold mixer tap. Cooking facilities comprise of a twin burner glass gas hob and an electric fan oven. There is plumbing and spaces for both a washing machine and a dishwasher and a further space perfect for accommodating a tall fridge freezer. Overlooking the garden is the perfect dining area with space for a good sized table with a low hanging pendant light over which illuminates the area beautifully. Spotlights to the ceiling and striking patterned hexagonal tiles adorn the floor which also has underfloor heating. Doors lead to the bathroom and the entrance hallway.



BATHROOM 9'10" x 4'4" max

This contemporary bathroom has a white hexagonal bath tub with shower attachment on a raised tiled plinth as a focal point, alongside a coordinating low level W.C. and pedestal wash basin with a mixer tap. The room has been tiled with neutral grey tiles to the walls and cream ceramic tiles complete with underfloor heating underfoot. A chrome heated towel radiator and spotlights complete the room. A cupboard houses the property's boiler and offers some storage. An obscure window allows light to flood in and a door leads into the kitchen.



LOUNGE 10'11" x 15'8" max

Located to the front of the property with an attractive bay window which offers elevated views over the street below, this gorgeous lounge has a stunning patterned tiled inglenook fireplace as a focal point which is fitted with a multi fuel stove. Alcoves either side of the chimney breast offer places for freestanding furniture items and there is ample space for lounge furniture too. There is carpet underfoot and a pendant light fitting. A door leads to the entrance hallway.



FIRST FLOOR LANDING 5'7" x 4'8"

A carpeted staircase ascends to the first floor landing which is light and airy courtesy of a side facing window. A sturdy ladder provides access through a hatch to the attic rooms. Doors lead to the two bedrooms.

BEDROOM ONE 13'11" x 10'11" max

Positioned to the front of the property with a large window flooding the room with natural light and offering views over the street below, this generous neutrally decorated double bedroom has alcoves either side of the chimney breast offering perfect locations for freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 11'0" x 9'8" max

This second double bedroom can be found to the rear of the property with views over the rear garden from its window. The room is tastefully decorated and has ample room to accommodate freestanding bedroom furniture. A door leads to the landing.



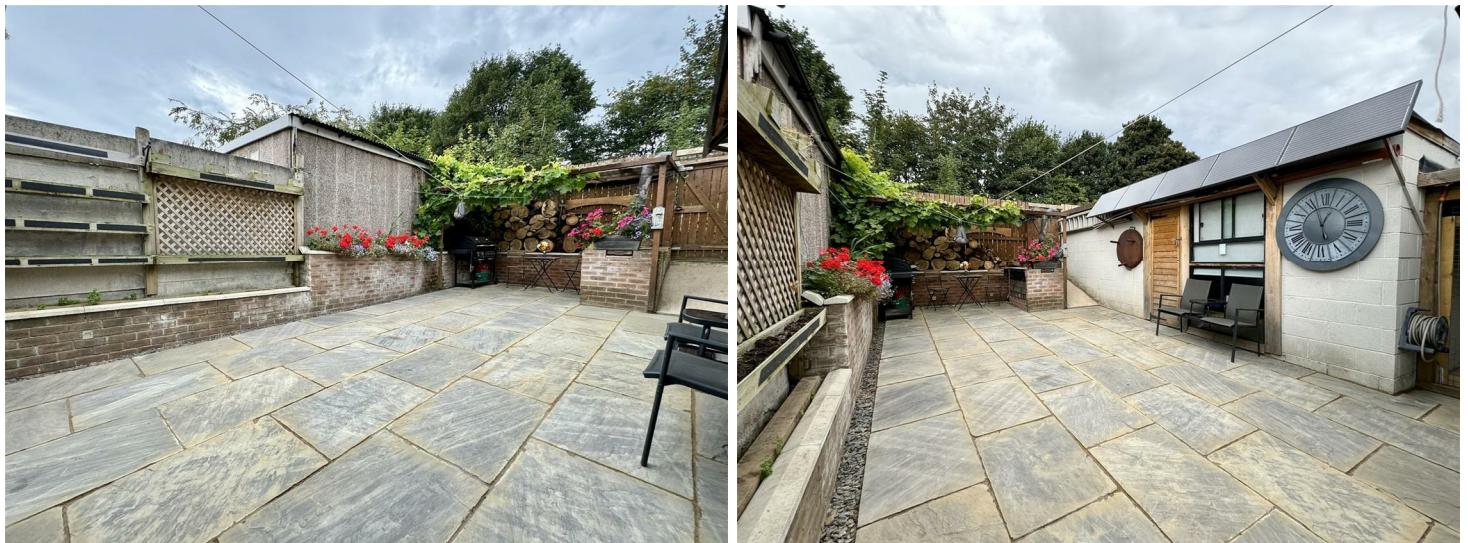
ATTIC ROOMS 4'9" x 13'11" + 4'11" x 9'10"

This converted attic space has been cleverly split to create two separate rooms and a storage cupboard. There is light and power to both spaces and a small window allows light to enter in one of the rooms. Grey laminate flooring runs underfoot. Access is via a sturdy ladder from the first floor landing below.



REAR GARDEN

To the rear of the property is a fantastic enclosed low maintenance garden which is paved with a brick built planter to one side. It provides the perfect space for entertaining and dining al fresco being equipped with a brick built pizza oven. A superb addition to the property is a block built garden building which benefits from light and power, it is currently split into two parts, one of which is a storage area and the other is used as a gym by the current owners.



FRONT & PARKING

To the front of the property is a well cared for garden space with a set of steps leading up to the property from the roadside where there is plentiful parking available.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSLEY BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ROADSIDE

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source -Gas Central Heating + Multifuel stove

*Broadband & Mobile - Virgin Superfast - 4G+

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: Very Low Risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historical 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.

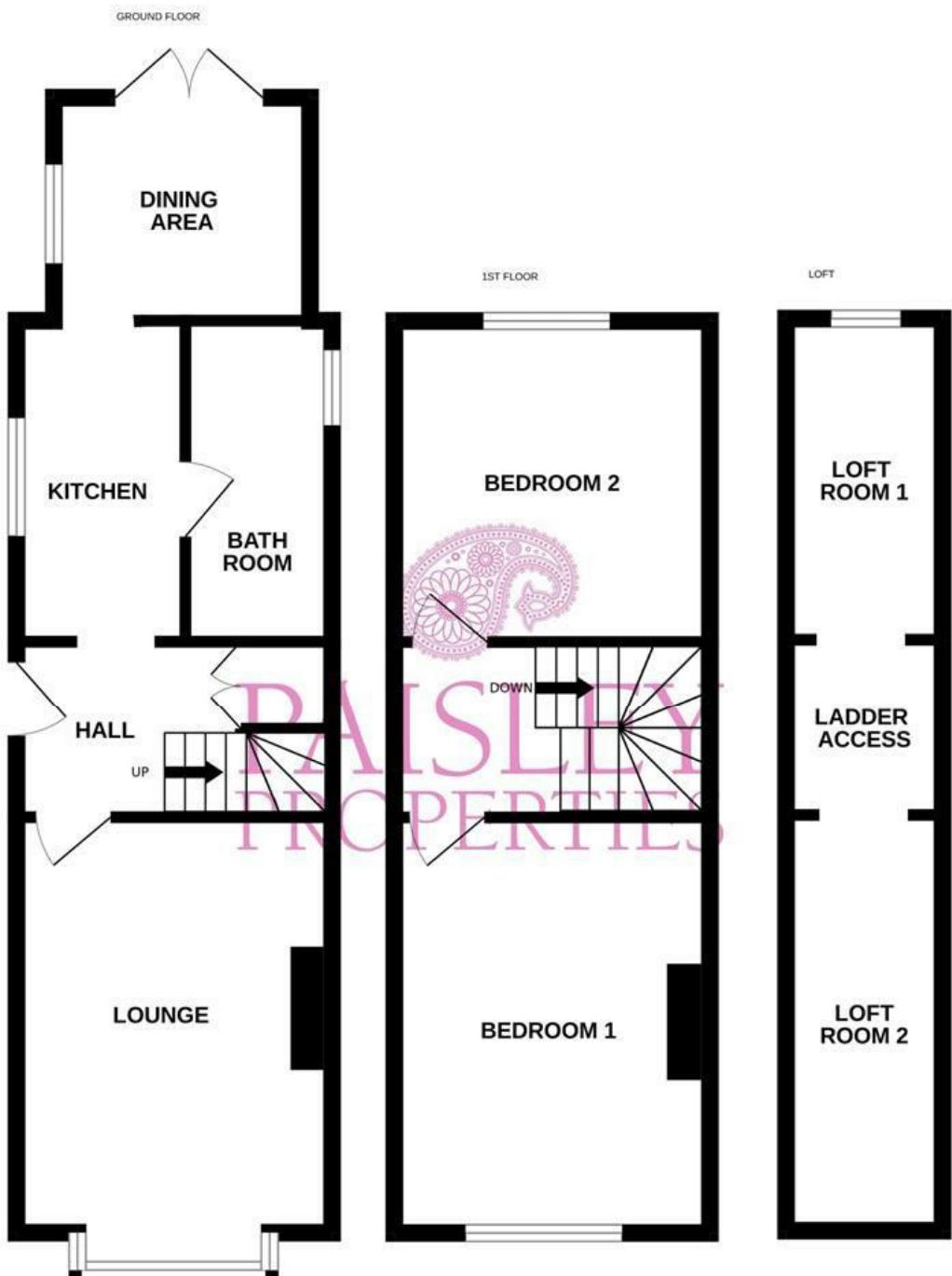
~ Paisley Mortgages ~

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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Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC
81	67		
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	EU Directive 2002/91/EC

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