



IDEALLY LOCATED IN THE SOUGHT AFTER VILLAGE OF MAPPLEWELL IS THIS SUPERBLY PRESENTED, DETACHED FOUR BEDROOM HOME. THE PROPERTY BOASTS AN IMPRESSIVE DINING KITCHEN, FOUR WELL PRESENTED DOUBLE BEDROOMS, IMMACULATE FRONT AND REAR GARDENS, BESPOKE BEDROOM FURNITURE, GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND - D / ENERGY RATING - B

ENTRANCE LOBBY 4'9" x 4'3"

You enter the property through a composite front door into this welcoming lobby with modern retro tiled flooring, single radiator and panelled walls which continue up the carpeted staircase. An internal door leads to the lounge.



LOUNGE 15'8" 10'9"

Beautiful living room, full of light via the uPVC double glazed window to the front and glass panelled French doors that lead to the kitchen diner. This attractively presented room has carpet flooring, a double radiator and an internal door leads to the lobby.



KITCHEN DINER 18'9" x 8'11"

Superb dining kitchen, again flooded with light via the uPVC double glazed window to the rear and French doors leading the garden. The kitchen has a modern range of wall and base units with a gloss finish, complimentary wood effect worktops which match the splashbacks plus having tiling and there is an inset one and a half bowl stainless steel sink with mixer tap. Integral appliances include the four ring gas hob, electric oven and glass plus stainless steel extractor hood. There is an integrated dishwasher, space for a large fridge freezer, dining table and tiled flooring, which continues into the utility room and ground floor WC. French doors lead to the garden, internal French doors lead to the lounge and an open archway leads to the utility room.



UTILITY ROOM 5'7" x 5'6"

Useful extra space having base units, worktop and splashbacks that match the kitchen, tiling on the floor flowing from the kitchen and door leading to the back garden. There is plumbing for a washing machine, an internal door leads to the WC and an open archway leads to the kitchen.



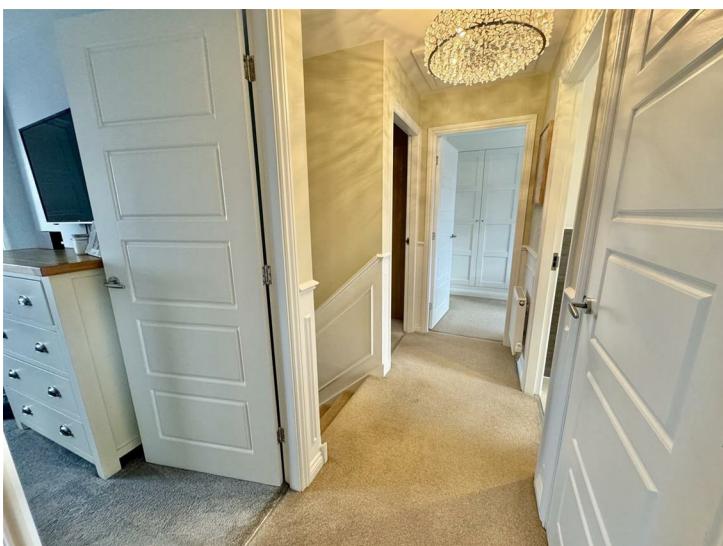
GROUND FLOOR WC 5'7" x 2'11"

Excellent space and very useful when entertaining or for children, having a twin flush low level WC, wall mounted wash basin with mixer tap, fixed cloakroom lighting, single radiator and extractor fan. The tiled floor continues from the utility room and there is tiling on two walls to dado height. An internal door leads to the utility room.



FIRST FLOOR LANDING 9'4" x 3'4"

Giving access to all first floor bedrooms and the house bathroom, this space has a fitted carpet, boiler cupboard and a loft hatch with pull down ladder giving access to the majority boarded loft.



MAIN BEDROOM 12'8" x 10'10" max including en-suite

Delightful master bedroom with plenty of light brought in via the uPVC double glazed window to the front. There is a fitted double wardrobe with sliding mirror doors plus space for free standing bedroom furniture. There is carpet flooring, a wall mounted radiator and internal doors lead to the en-suite and landing.



EN-SUITE 7'0" max into shower x 4'8"

Lovely en-suite having a three piece suite consisting of tiled shower enclosure with thermostatic shower and bi fold glass doors, twin flush low level WC, pedestal wash basin with mixer tap and double radiator. There is a uPVC double glazed window with obscure glass, inset ceiling spotlights and tiled flooring. There is an extractor fan and an internal door leads to the main bedroom..



BEDROOM TWO 12'8" to rear of robes x 10'5"

Excellent second double or guest bedroom, again with a fitted double wardrobe with sliding mirror doors and space for freestanding bedroom furniture. Light is brought in via the uPVC double glazed window to the front, there is a wall mounted radiator and carpet flooring. An internal door leads to the landing.



BEDROOM THREE 12'1" x 8'8" to rear of bookcase.

Another double bedroom and with a fantastic, bespoke, hand made bookcase. It is currently used as an office however, there is plenty of room for a double bed and free standing bedroom furniture. There is carpet flooring, a uPVC double glazed window to the rear and wall mounted radiator, An internal door leads to the landing.



BEDROOM FOUR 12'0" x 8'9" to rear of robes

Forth double bedroom and again with a hand made, bespoke unit, this time in the form of a triple wardrobe. There is plenty of room for a double bed and free standing bedroom furniture. There is carpet flooring, a uPVC double glazed window to the rear and wall mounted radiator, Bespoke wood panelling has been added to one wall and an internal door leads to the landing.



BATHROOM 8'5" x 6'9"

Family bathroom having a three piece suite in white consisting of panel bath with corner mixer tap, twin flush low level WC, pedestal wash basin with mixer tap and tiling on the walls to dado height. There is a uPVC double glazed window with obscure glass, tiled flooring, an extractor fan and inset ceiling spotlights. There has been a large, full wall mirror installed behind the bath and an internal door leads to the landing



GROUND FLOOR STORAGE 9'4" floor space, limited headroom x 3'4"

Located off the kitchen, this useful storage area also gives internal access to the garage and has a tiled floor continuing from the kitchen.

GARAGE 19'10" x 10'1"

Good size modern garage with the added benefit of having a recently installed electric garage door, which is insulated making this space more useful and ideal for converting. There is power, light and an internal door leads to the ground floor store room.

FRONT AND REAR

There is driveway parking to the front for two side-by-side vehicle and a grass area that could potential create a third parking spot. There is gated side access to the rear garden which has a porcelain tiled patio area, lawn and is enclosed by timber fence with space for a flower bed border.



~ Material Information ~

TENURE:Freehold

ADDITIONAL PROPERTY COSTS: £188.25 p.a management fee (approx)

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley D

PROPERTY CONSTRUCTION: Brick and Block

PARKING: Driveway and integral garage

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - FTTC -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: Internal door added to the garage

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.

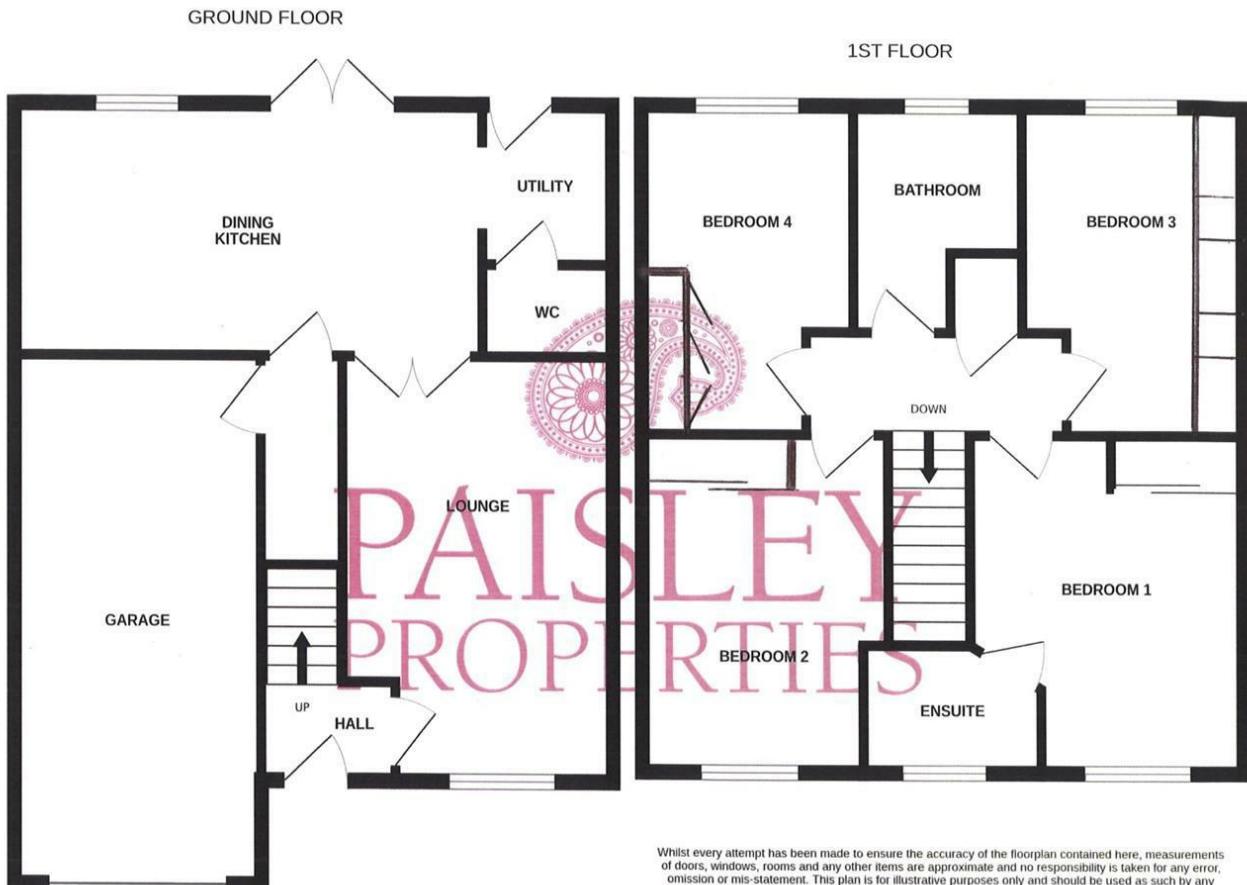
~ Paisley Mortgages ~

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.

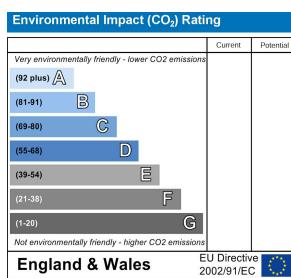
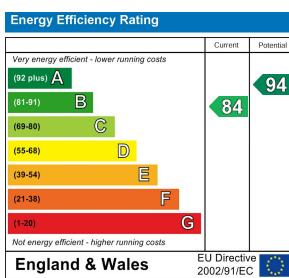
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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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

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