

THIS TWO-BEDROOM SEMI-DETACHED HOME IS SITUATED IN THE POPULAR VILLAGE OF MAPPLEWELL, WITH A RANGE OF AMENITIES JUST A SHORT WALK AWAY. THE ACCOMMODATION COMPRISSES AN ENTRANCE HALLWAY, LOUNGE, KITCHEN/DINER, TWO BEDROOMS, AND A BATHROOM. EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY AND AN ENCLOSED REAR GARDEN. HOME ALSO ENJOYS DOUBLE GLAZING AND GAS CENTRAL HEATING, AND WOULD MAKE A FANTASTIC STARTER HOME FOR A FIRST-TIME BUYER.

FREEHOLD / ENERGY RATING - D / COUNCIL TAX BAND A

## HALLWAY 8'9" max x 6'8" max



You enter the property through a partially glazed composite door into a spacious hallway where natural light enters via a double-glazed window with obscured glass. Decorated in neutral tones, there is laminate flooring underfoot in warm brown shades, which contrasts nicely with the lighter walls. There is a handy cupboard under the stairs, with space for storing coats and shoes. Internal doors lead to the kitchen and lounge, and the stairs ascend to the first floor landing.

## KITCHEN 14'4" max x 8'4" apx



The kitchen is positioned to the rear of the property, with a double-glazed window overlooking the garden. It is fitted with a range of cream gloss wall and base units, complementary work surfaces, tiled splashbacks, and a stainless-steel sink with a mixer tap. Integrated appliances include an oven with an electric hob and extractor hood, with additional space and plumbing for a washing machine and a freestanding fridge freezer. The boiler is also housed within the kitchen. A part glazed door provides direct access to the garden, while internal doors lead to the hallway and lounge, with stairs rising to the first-floor landing.

## LOUNGE 10'4" apx x 15'4" apx



A well-proportioned lounge offering a comfortable and inviting living space. The room is decorated in modern neutral tones and benefits from carpet underfoot.

French doors to the rear allow for excellent natural light and provide direct access to the garden. A focal chimney breast provides a natural feature wall, ideal for accommodating a television or media setup. Doors lead to the hallway, kitchen and stairs to first floor landing.

## LANDING



Stairs rise from the hallway to the first-floor landing, which is finished with fitted carpet and inset spot lighting. Internal doors provide access to both bedrooms and the house bathroom. A loft hatch offers access to additional roof space.

**BEDROOM ONE 15'4" apx x 10'3" max**

A great sized double bedroom with plenty of space for freestanding furniture. Natural light bathes the room from the double glazed windows to the front and back of the property, there is carpet flooring underfoot, pendant ceiling lighting. The door leads to the landing.

**BEDROOM TWO 13'10" apx x 6'9" apx**

A second double bedroom positioned to the front of the property. There is ample room for freestanding bedroom furniture, with carpet under foot. Inset spot lighting provides a modern finish. The room also benefits from a useful storage cupboard, ideal for keeping things neatly tucked away. An internal door leads to the landing.

## **BATHROOM 8'6" apx x 6'4" apx**



This is a modern and spacious bathroom fitted with a white suite comprising a panelled bath with shower over, pedestal sink with mixer tap, and low level WC.

The room is finished with white floor tiles and contemporary wall panels, creating a low-maintenance space. There is an extractor fan which provides ventilation. A chrome towel radiator and ceiling spotlights add a modern touch. A double-glazed window with obscure glass allows for natural light while maintaining privacy, and an internal door provides access from the landing.

### **PARKING**

The front of the property offers a low-maintenance design with a driveway providing useful off-street parking for two vehicles. There is also gated side access leading to the rear garden.

### **REAR GARDEN**

A fantastic, fully enclosed rear garden with fenced and walled boundaries providing a good degree of privacy and security. The garden features a generous decked seating area ideal for outdoor furniture.



**~ 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.

## **~ Material Information ~**

TENURE: FREEHOLD

### ADDITIONAL PROPERTY COSTS:

There are no additional costs associated with the property, shared areas or development.

### COUNCIL AND COUNCIL TAX BAND TAX:

" A" Barnsley council

### PROPERTY CONSTRUCTION: STANDARD

### PARKING: DRIVEWAY TO FRONT

### UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply -Mains

\*Heating Source -Mains gas

\*Broadband & Mobile - Suggested speeds up to 100 mbps

### BUILDING SAFETY:

There have not been any structural alterations to the property

### RIGHTS AND RESTRICTIONS:

None

### FLOOD & EROSION RISK:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

### 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

### **~ 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.

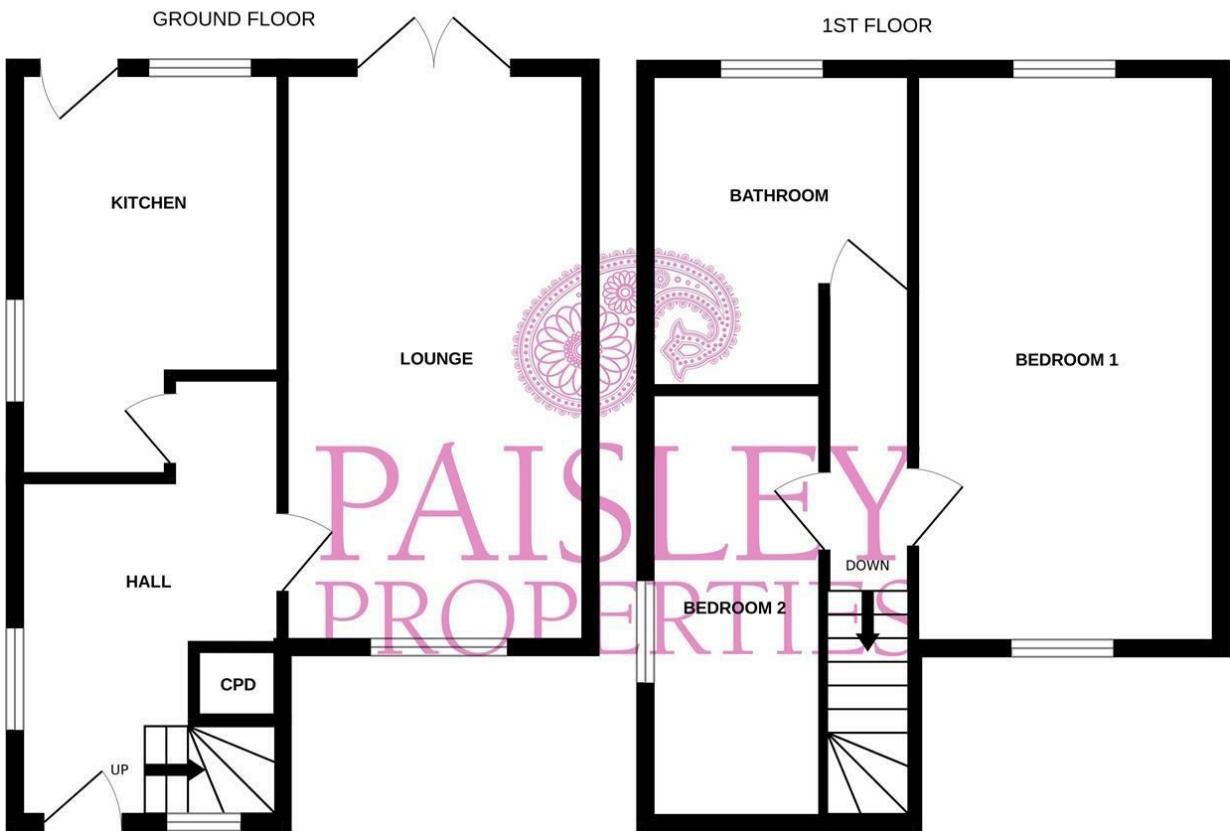
### **~ Paisley Mortgages ~**

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. \*

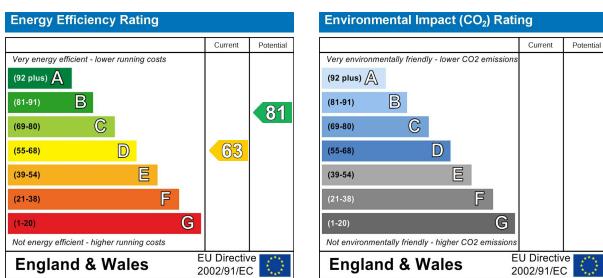
### **~ Paisley Surveyors ~**

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](mailto: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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