

35 Dearne Street,
Barnsley S75 5HL

OFFERS AROUND
£120,000



RECENTLY RENOVATED, THIS THREE BEDROOM MID TERRACE PROPERTY IS READY TO MOVE INTO AND TASTEFULLY DECORATED THROUGHOUT. THERE IS A KITCHEN DINER WITH RANGE STYLE COOKER AND EXTERNALLY THE PROPERTY BENEFITS FROM AN ENCLOSED LOW MAINTENANCE REAR GARDEN WITH ROADSIDE PARKING TO THE FRONT.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a recently installed, composite front door into this welcoming entrance lobby which has space to remove coats and shoes, with wood flooring, a door leading to the lounge and a staircase ascending to the first floor landing.



LOUNGE 15'1" x 11'5"

Situated to the front of the property, this generously sized and attractively presented living room has a front facing uPVC window, ample space for freestanding lounge furniture and has an attractive arch to one of the chimney breast recesses. There is a storage cupboard beneath the stairs that could be used for multiple items such as ironing board, vac and other useful household items. There is a single radiator and wood flooring with doors lead to the entrance hall and the kitchen.



KITCHEN DINER 14'5" x 8'3"

Situated at the rear of the property is this modern dining kitchen fitted with maple and white wall and base units, complimentary roll top worktops and a one and a half bowl stainless steel sink and drainer with swan neck mixer tap over. Appliances include a freestanding stainless steel range style cooker with a six ring gas hob and double oven, complemented superbly by the stainless steel extractor hood over. There is space/plumbing for a washing machine, the same for a dishwasher and space for a freestanding fridge freezer plus plenty of room for a freestanding dining table or breakfast tables as the current owner has. The wooden flooring completes the room well and a rear facing uPVC window overlooks the lovely rear courtyard plus there is a single radiator. An opening leads to a rear lobby area with doors to the rear garden and bathroom plus there is an internal door to the lounge.



BATHROOM 6'11" x 5'6"

Located to the rear of the property and on the ground floor is this contemporary house bathroom which is fitted with a three piece suite including a bath with white, tiled side panel and thermostatic shower over, a vanity hand wash basin with storage under and twin flush low rise w.c. The room is partially tiled with attractive white tiles in a brick pattern and marble effect floor tiles contrast and complete the look. An obscured glazed window to the rear floods the room with light and a door leads through to the rear lobby and kitchen.



LANDING

Carpeted stairs ascend from the entrance lobby to the first floor landing which has a secured loft hatch to the ceiling and doors lead through to the three bedrooms.

BEDROOM ONE 14'5" max x 12'0" max

Situated to the front of the property this generously sized master bedroom is decorated neutrally and has ample space for multiple pieces of freestanding bedroom furniture. Underfoot the floor is carpeted and the room benefits from pendant lighting and a delightful ornamental cast iron fire. There is a single radiator, picture rail, Upvc double glazed window to the front and a door leads through to the landing.

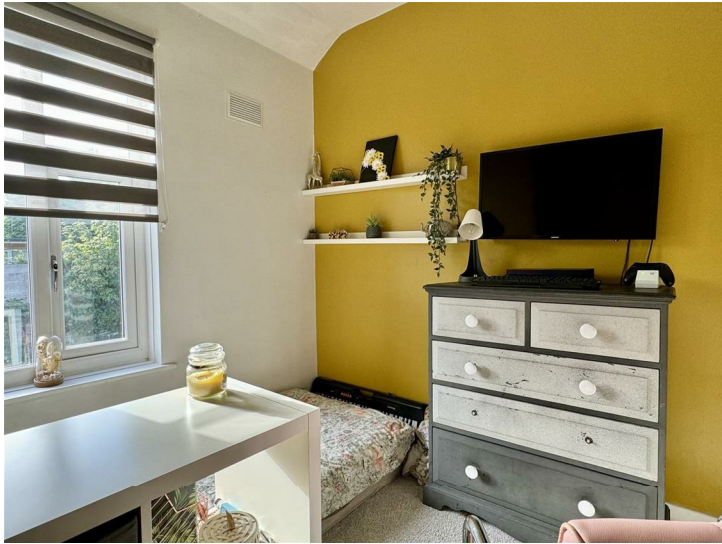
BEDROOM 2 11'8" x 6'11"

Another good sized double bedroom is located to the rear of the property with views over the rear courtyard from its Upvc double glazed window. The room boasts neutral tones and includes a lovely, painted exposed brick wall. there is space for freestanding bedroom furniture alongside a carpeted floor, single radiator and a door which leads through to the landing.



BEDROOM 3 8'2" x 7'2"

This charming single or small double bedroom is located to the rear of the property and would make a great home office, hobby room or dressing room if not required as a bedroom. The floor is carpeted, there is a single radiator, pendant lighting and a space saving, sliding door leads through to the landing.



EXTERNALLY

To the front there is on street parking and to the rear a lovely, enclosed patio garden with a combination of decking, pebble and paved patio areas with gated access to the rear track.



~ Material Information ~

TENURE: Freehold
 ADDITIONAL PROPERTY COSTS: None
 COUNCIL AND COUNCIL TAX BAND TAX: Barnsley A

PROPERTY CONSTRUCTION: Brick
 PARKING: On street

UTILITIES:
 *Water supply & Sewerage- Mains
 *Electricity & Gas Supply - Mains
 *Heating Source - Gas Mains
 *Broadband & Mobile - Up to 1000 Mbps, check mobile with your supplier

BUILDING SAFETY: None
 RIGHTS AND RESTRICTIONS: None
 FLOOD & EROSION RISK: None

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.

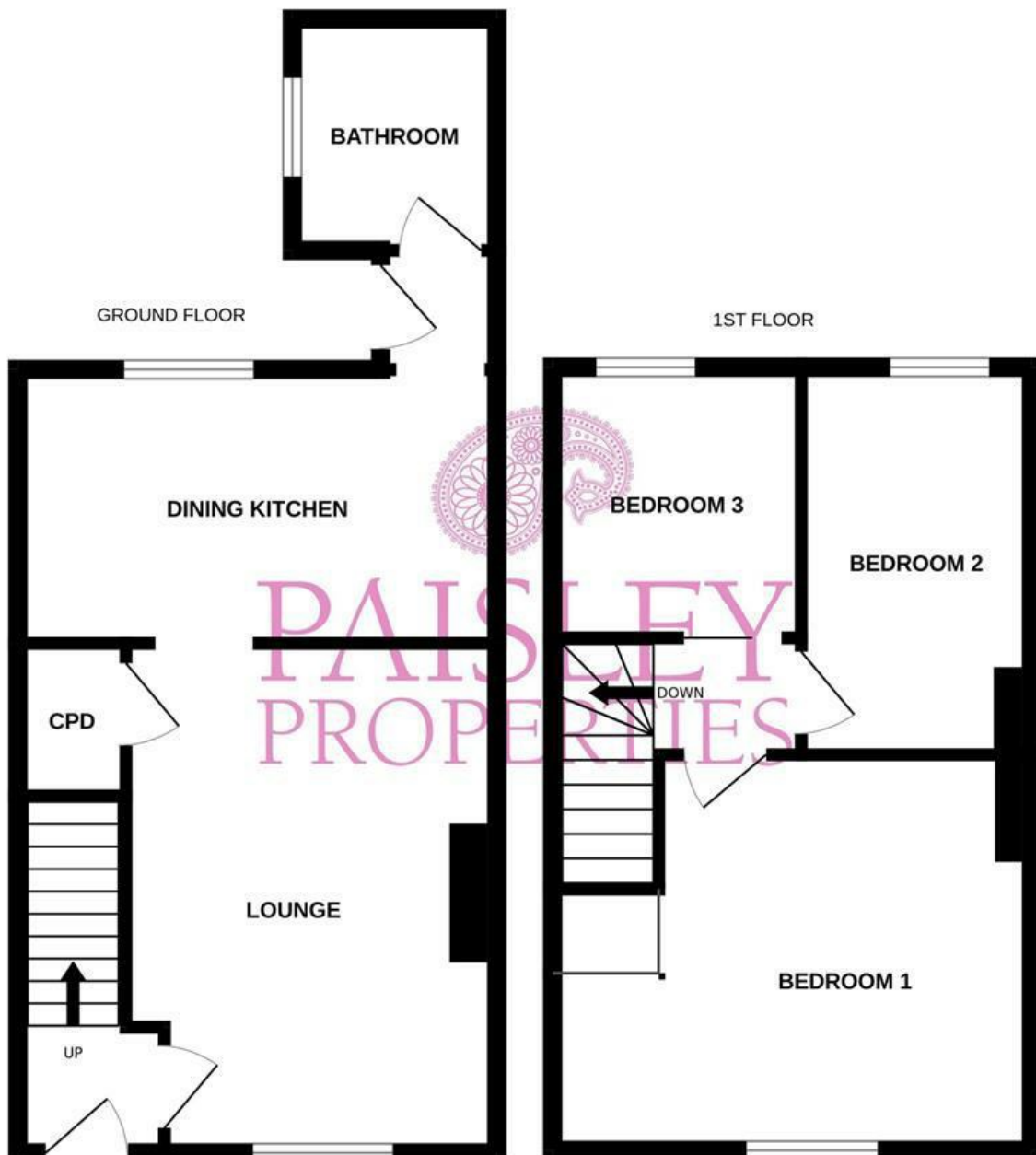
~ Paisley Mortgages ~

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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