



HAVING NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF STAINCROSS WITH MAPPLEWELL AMENITIES A SHORT WALK AWAY, THIS LOVELY TWO BEDROOM COTTAGE OOVES BOTH CHARM AND CHARACTER. THE PROPERTY IS WELL APPOINTED WITH STYLISH AND MODERN TOUCHES THROUGHOUT AND BENEFITS FROM A DELIGHTFUL LOUNGE, SUPERB DINING KITCHEN, BATHROOM, TWO BEDROOMS AND AN ENCLOSED GARDEN TO THE FRONT AND REAR.

FREEHOLD/ ENERGY RATING - TBC/ COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

## PORCH



You enter the property through a uPVC front door into this useful area giving room to remove coats and shoes. There is a glazed window to the side and an internal door leads to the lounge.

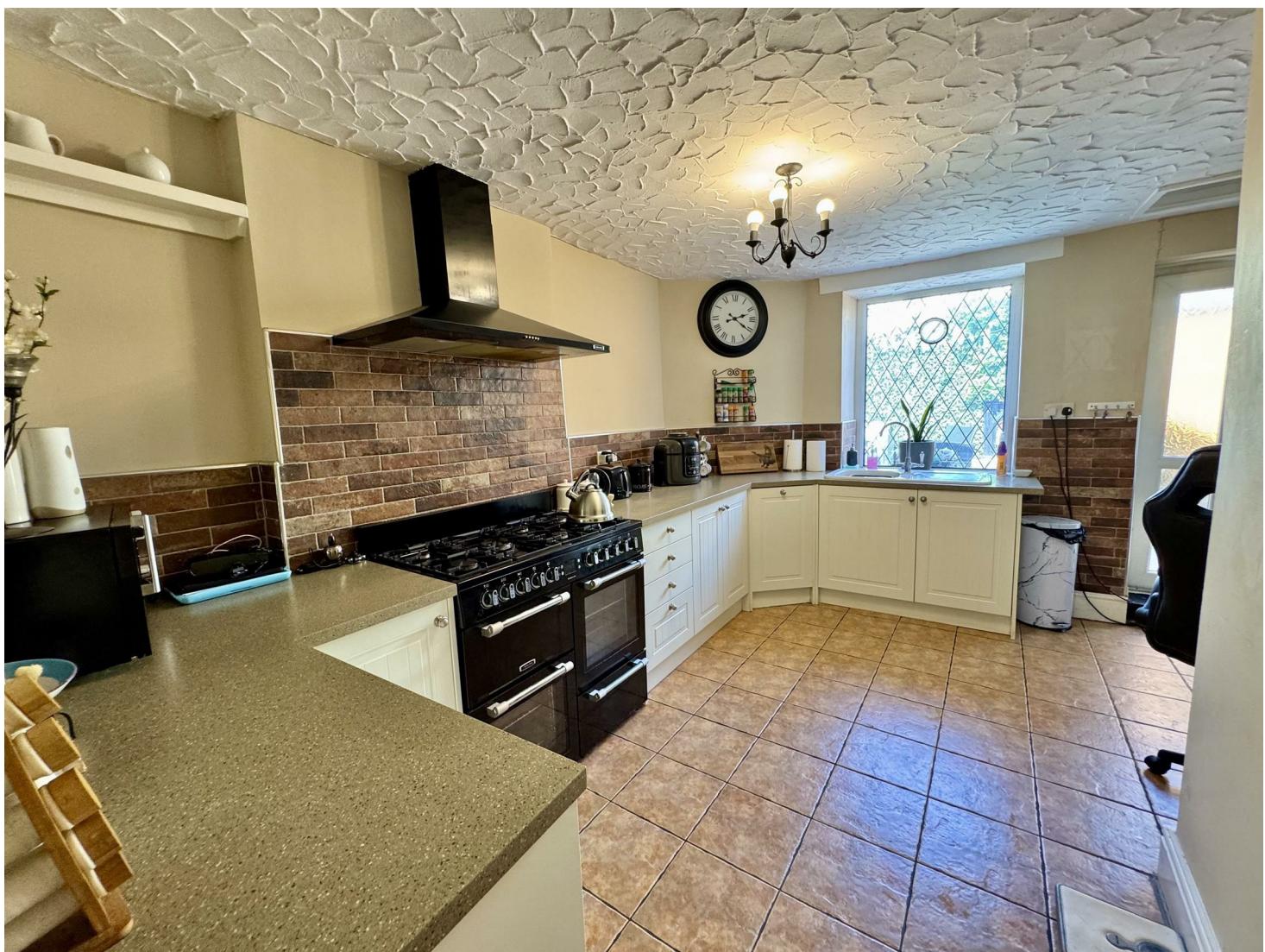
## LOUNGE 14'1" max x 13'11" max



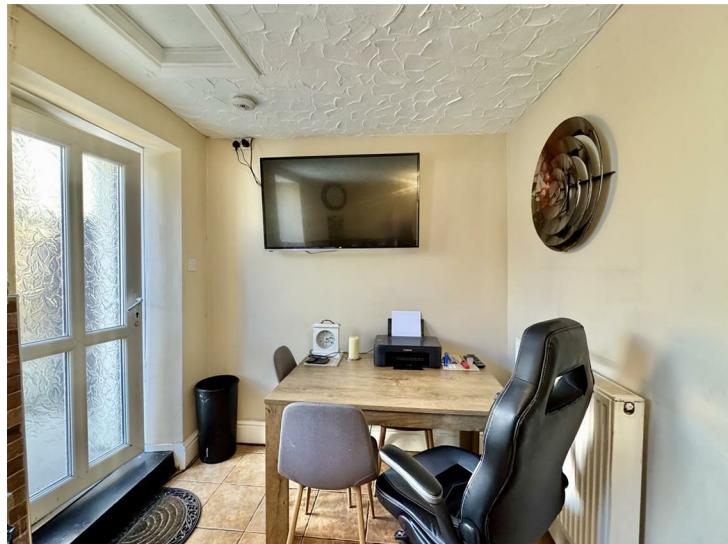
A delightful living room having a wealth of character including an exposed ceiling beam with undoubtedly, the focal point being the coal effect gas fire set in the fireplace. There is carpet flooring, a double glazed window bathes the room with natural light and gives views of the front garden, there are wall lights and a wall mounted radiator. An internal door leads to the kitchen diner.



**KITCHEN DINER 14'1" maz x 13'3" max irregular shaped room**



Well appointed kitchen having a good range of wall and base units, complimentary square edged worktops, inset ceramic sink with mixer tap and brick design tiled effect splashbacks. The main feature is the range style cooker with multiple gas burners, a double oven, warming drawer and rectangle black extractor hood over. There is tiled flooring, a double glazed window to the rear floods the room with natural light and the extra area, currently used as a study space, adds to that natural light via the double glazed uPVC door which leads to the garden. An internal door leads to the utility room.



## UTILITY ROOM



Convenient extra room having kitchen units, complimentary worktop, plumbing for a washing machine and space for an under counter freezer and an upright fridge freezer. A double glazed window with obscure glass brings in natural light, there is a wall mounted radiator and tiled flooring. The boiler is located here and an internal door leads to the kitchen diner.

## LANDING



Stairs ascend from the rear of the lounge to this first floor landing having carpet flooring and internal doors lead to the bathroom and both bedrooms.

### **BEDROOM ONE 14'2" x 7'7" max**



Another room bathed in natural light, aided by the double glazed windows to the front and rear overlooking both gardens. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot and there is a wall mounted radiator. An Internal door leads to the landing.

## **BEDROOM TWO 10'7" x 6'6"**



Second well proportioned bedroom with natural light drawn in from the double glazed windows to the front overlooking the garden. There is sufficient space for freestanding bedroom furniture, carpet flooring runs underfoot and there is a wall mounted radiator. An Internal door leads to the landing.

## **BATHROOM 7'4" max into recess x 7'2"**



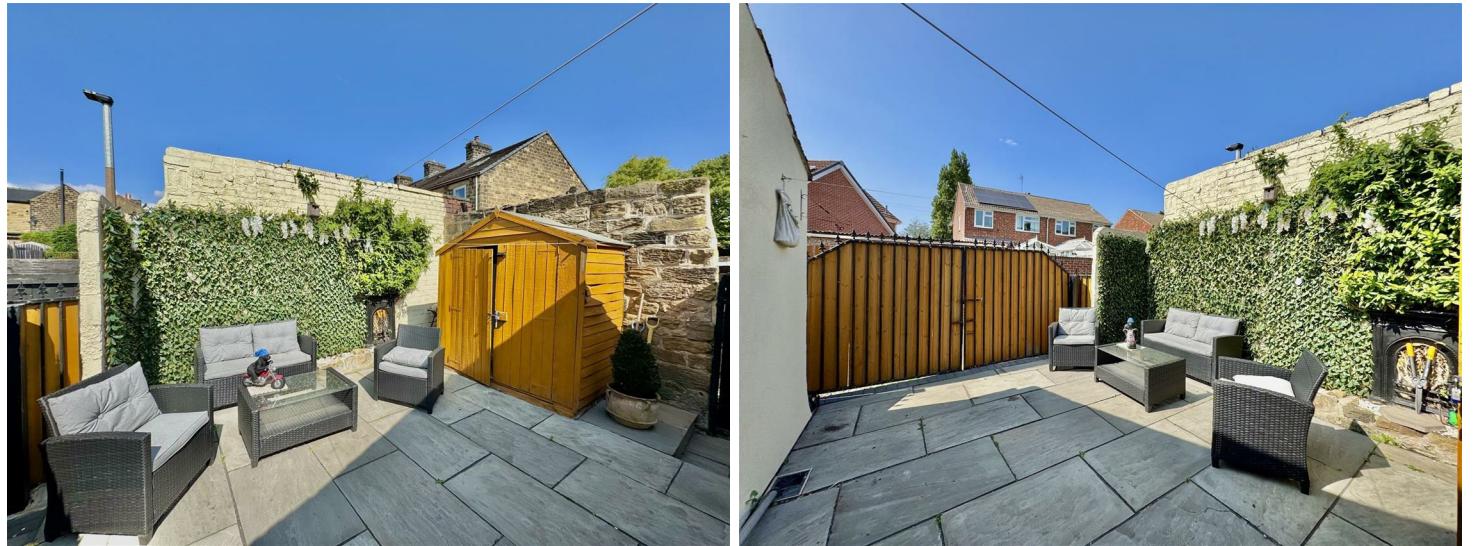
Stylish bathroom having a three piece suite in white consisting of a panel bath with electric shower over, pedestal wash basin and low level WC. There is tiling on the walls to full height, a wall mounted radiator and vinyl flooring. A double glazed window with obscure glass brings in natural light, there is a cupboard for storage and an internal door leads to the landing.

## FRONT GARDEN



Idyllic, south facing front garden having lawn areas either side of a path which leads to the front door. There is a mature tree and a fabulous patio area adjacent to the front of the property, ideal for enjoying the afternoon sun.

## REAR GARDEN



Useful extra space which has multiple uses including parking with the double gates at the side giving vehicular access. This lovely enclosed space also has room for seating, a garden shed and access to the front via the locked ginnel.

## **~ Material Information ~**

TENURE:  
Freehold

### **ADDITIONAL COSTS:**

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

### **COUNCIL AND COUNCIL TAX BAND:**

Barnsley Band A

### **PROPERTY CONSTRUCTION:**

Standard

### **PARKING:**

Enclosed and to side

### **RIGHTS AND RESTRICTIONS:**

Locked ginnel access for a neighbour

### **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 ~**

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.

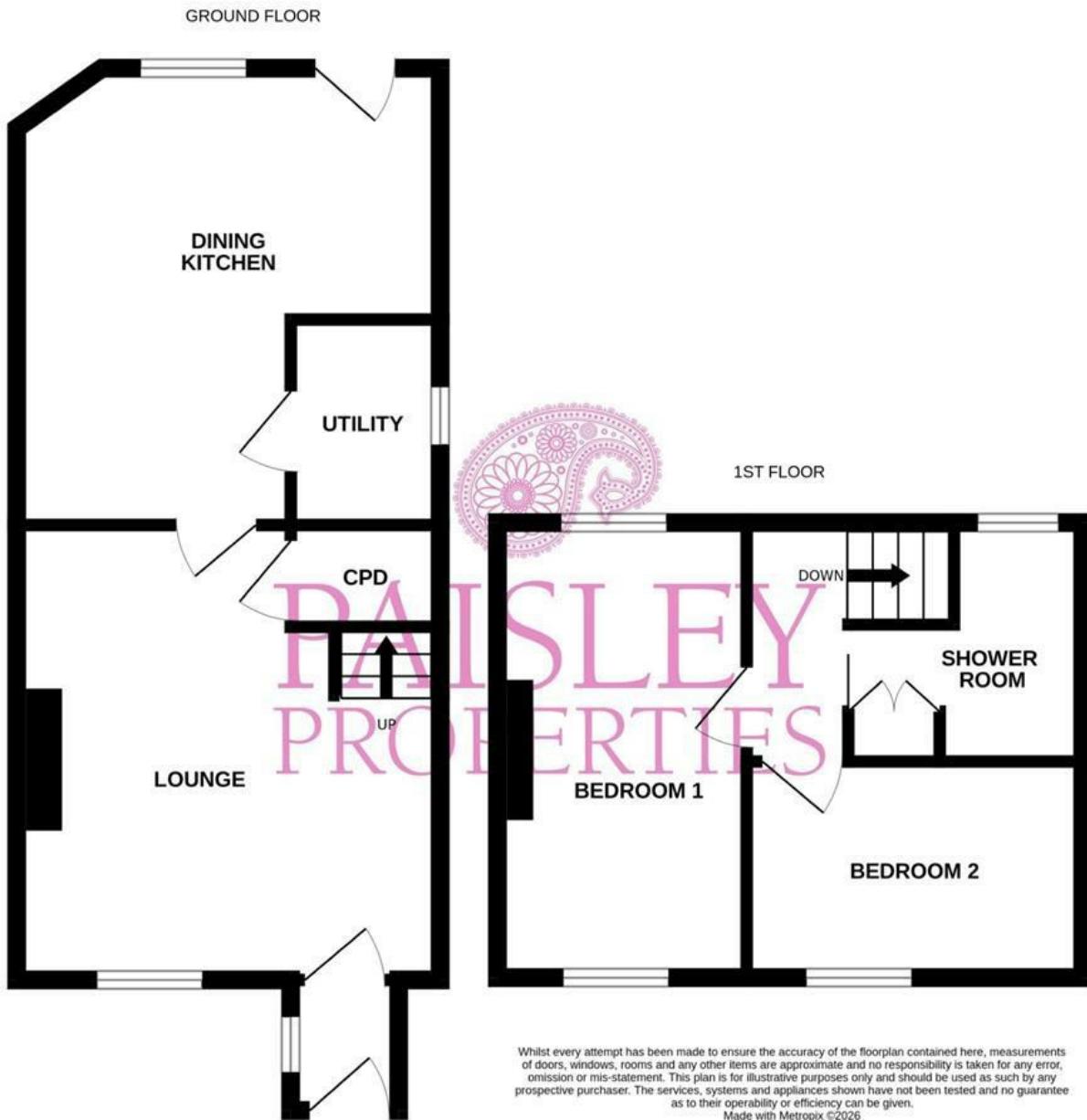
### **~ Paisley Mortgages ~**

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](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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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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