

11 Beaulieu View,
Mapplewell S75 6FL

OFFERS IN THE REGION OF
£240,000



THIS FABULOUS TWO BEDROOM SEMI-DETACHED PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION WITH THE ADDED BENEFIT OF A CONSERVATORY, SITTING ON AN OUTSTANDING PLOT WITH EXTENSIVE GARDENS, SUMMER HOUSE, PARKING AND GARAGE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

LOUNGE 14'8" x 12'1"

You enter the property through a composite front door into the welcoming living room, giving a first glimpse of the superb presentation this home has to offer. The double glazed window to the front brings in natural light and gives pleasing open views. The focal point of the room is the elevated gas fire, set in marble and adding to the heating options along with the wall mounted designer radiator. There is pendant lighting, laminate flooring runs underfoot and there is a useful under stairs area, where seating can be placed or even used as a study area. A carpeted staircase leads to the first floor landing and an internal door takes you to the breakfast kitchen.



BREAKFAST KITCHEN 14'8" x 8'5"

Lovely breakfast kitchen, improved significantly by the present owners with the addition of extra units and having a great range of wall and base units with a white gloss finish and chrome handles, complimentary rolled worktops, inset rectangle stainless steel sink with mixer tap and matching splashbacks to the worktop. Integral appliances come in the form of an electric oven, ceramic hob with glass and stainless steel extractor hood over plus there is plumbing for a washing machine and also included is the American style fridge freezer. There is space for a breakfast table, tiled flooring runs underfoot and there is a designer upright radiator. A double glazed window to the rear brings in natural light, there are double glazed French doors leading to the conservatory and an internal door leading to the lounge.



CONSERVATORY 12'5" x 8'10"

Superb extra reception room with multi function uses with a solid brick base, uPVC double glazed window to three aspects enjoying views of the garden and beyond and having laminate flooring, wall lights and electric heating. Double glazed French doors lead to the garden and kitchen.



LANDING 6'2" x 2'9"

Stairs ascend from the lounge to this first floor landing with carpet flooring, a double glazed window to the side and access to the loft.

BEDROOM ONE 12'0" x 11'3"

Good size master bedroom, located at the front of the property with a double glazed window giving open views and bringing in natural light. There is plenty of room for freestanding bedroom furniture, in addition to the usable recess, and there is a built in bulkhead cupboard. Carpet flooring runs underfoot, there is a wall mounted single radiator and an internal door leads to the landing.



BEDROOM TWO 8'7" x 8'2"

Second double bedroom, this time at the rear of the property with a uPVC double glazed window bringing in natural light. and overlooking the garden plus having amazing far reaching views. There is carpet flooring underfoot, a wall mounted single radiator and space for freestanding bedroom furniture. An internal door leads to the landing.



SHOWER ROOM 6'1" x 5'6"

Modern shower room having a three piece suite in white consisting of a double corner shower enclosure with electric shower, a rectangle vanity wash basin with storage under and mixer tap and a twin flush low level WC. There is full height tiling to the walls, a tiled floor and a chrome ladder towel radiator, Natural light is brought in via the double glazed window with obscure glass and there is an extractor fan. An internal door leads to the landing.



GARAGE 16'6" x 9'3"

attached single garage, currently with some kitchen units in and serving partially as a utility area. There is power, light, central heating and an up an over door plus an external door leading to the garden. Being attached, and with it's own roof, there is excellent potential to convert and extra roof storage space.

SUMMER HOUSE 7'4" x 5'4"

Previously used as a permanent office having power, light, heating and internet access.



EXTERNALLY

This fabulous home sits on an enviable plot which starts at the front with driveway parking for numerous cars and leading to the attached garage. Gated access leads to the impressive rear garden having an extensive lawn area, patio, summer house and 'secret' garden area with two shed. There are two external power points and outside taps running both hot and cold. The whole area attracts the sun most of the day and there are wonderful far reaching views.





~ 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 B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations 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

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 for a free, no obligation quote or for more information.

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 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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PAISLEY
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