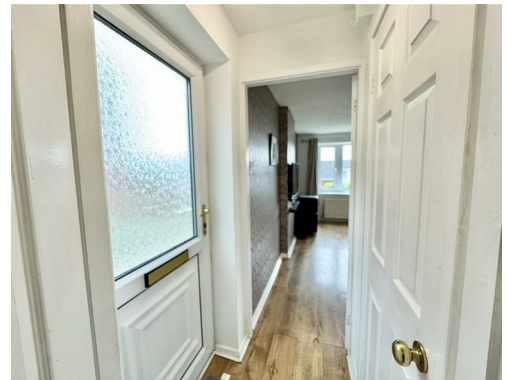


13 Austwick Close,  
Mapplewell S75 5QF

OFFERS AROUND  
£180,000



TUCKED AWAY ON THIS POPULAR RESIDENTIAL DEVELOPMENT THIS WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY WHICH OFFERS SURPRISINGLY SPACIOUS, MODERN LIVING ACCOMMODATION. IT BOASTS A LANDSCAPED ENCLOSED REAR GARDEN, ON TWO TIERS TO MAKE THE MOST OF THE SUN AND VIEWS. THERE IS OFF ROAD PARKING TO THE SIDE AND VIEWING IS BY APPOINTMENT ONLY.

FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING TBC

PAISLEY  
PROPERTIES

## LOBBY



You enter the property through a uPVC double glazed door into this useful lobby area with space to remove coats and shoes and having an understairs cupboard for storage. There is laminate flooring and internal doors lead to the breakfast kitchen and lounge.

## **LOUNGE 14'7" plus stairs x 11'6" max into recess**



Good size living room, bathed in natural light from the double glazed bay window to the front. There is plenty of space for freestanding lounge furniture plus a small dining table if desired, laminate flooring runs underfoot, there is pendant ceiling lighting and a staircase leads to the first floor. An internal door leads to the lobby.

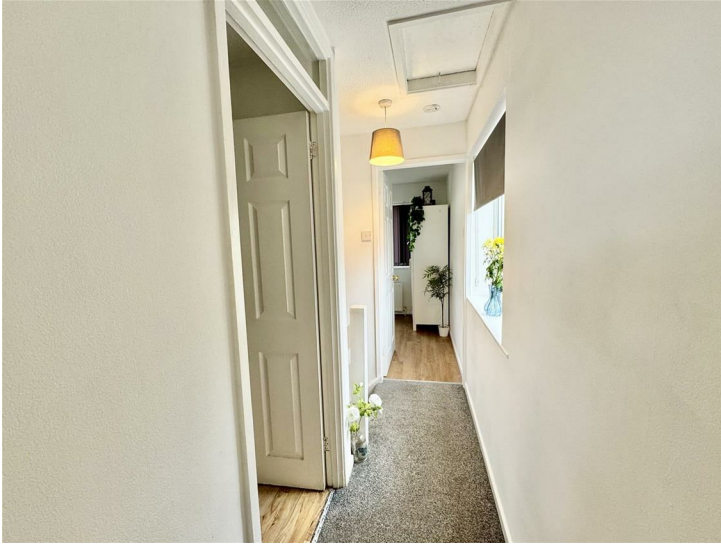


### **BREAKFAST KITCHEN 11'5" x 7'10"**



Having a range of wall and base units with a cream gloss finish, complimentary wood effect worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances include an electric oven, four ring gas hob with stainless steel extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. There is space for small breakfast table and chairs, laminate flooring runs underfoot, there are ceiling spotlights, a wall mounted radiator and the double glazed window to the rear looks out to the lower level patio and brings in natural light. An internal door leads to the lobby.

## LANDING 8'2" x 2'7"



Stairs ascend from the lobby to this first floor landing with a double glazed window drawing in natural light. The layout works perfectly, with the two double bedrooms either side of the bathroom, there is carpet flooring and pendant ceiling lighting. There is access to the sizeable loft space, which could be utilised to add to the storage options. Internal doors lead to both bedrooms and the bathroom.

## BEDROOM ONE 11'6" x 9'0"



This larger of the two double bedrooms is currently used as a double office and is located at the front of the property with with double glazed window giving far reaching views and bringing in natural light. There is laminate flooring, a wall mounted radiator, pendant ceiling lighting with plenty of room for freestanding bedroom furniture. An internal door leads to the landing.

### **BATHROOM 8'7" x 4'5"**



Located at the centre of the property and having a three piece suite in white consisting of panel bath with thermostatic shower over and shower screen, pedestal wash basin with mixer tap and twin flush low level WC. There is tiling on the walls, laminate flooring, ceiling spot lighting and wall mounted radiator. There is a generous sized storage cupboard, an extractor fan and an internal door leads to landing.

### **BEDROOM TWO 11'6" x 7'10"**



Second double bedroom, located at the rear with the double glazed window giving views of the garden and drawing in natural light. There is laminate flooring, a wall mounted radiator, pendant ceiling lighting with plenty of room for freestanding bedroom furniture. An internal door leads to the landing.

## FRONT AND PARKING



To the front is a lawn area with long driveway to the side giving parking for a minimum of three cars.

## GARDEN



Landscaped rear garden on different levels with the lower level, adjacent to the kitchen, having a patio area with space for a table and chairs plus having an invaluable storage shed. The upper level really does make use of the views and attracts the sun. There is a large decked space and elevated lawn area.





## **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:  
Driveway

RIGHTS AND RESTRICTIONS:

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.

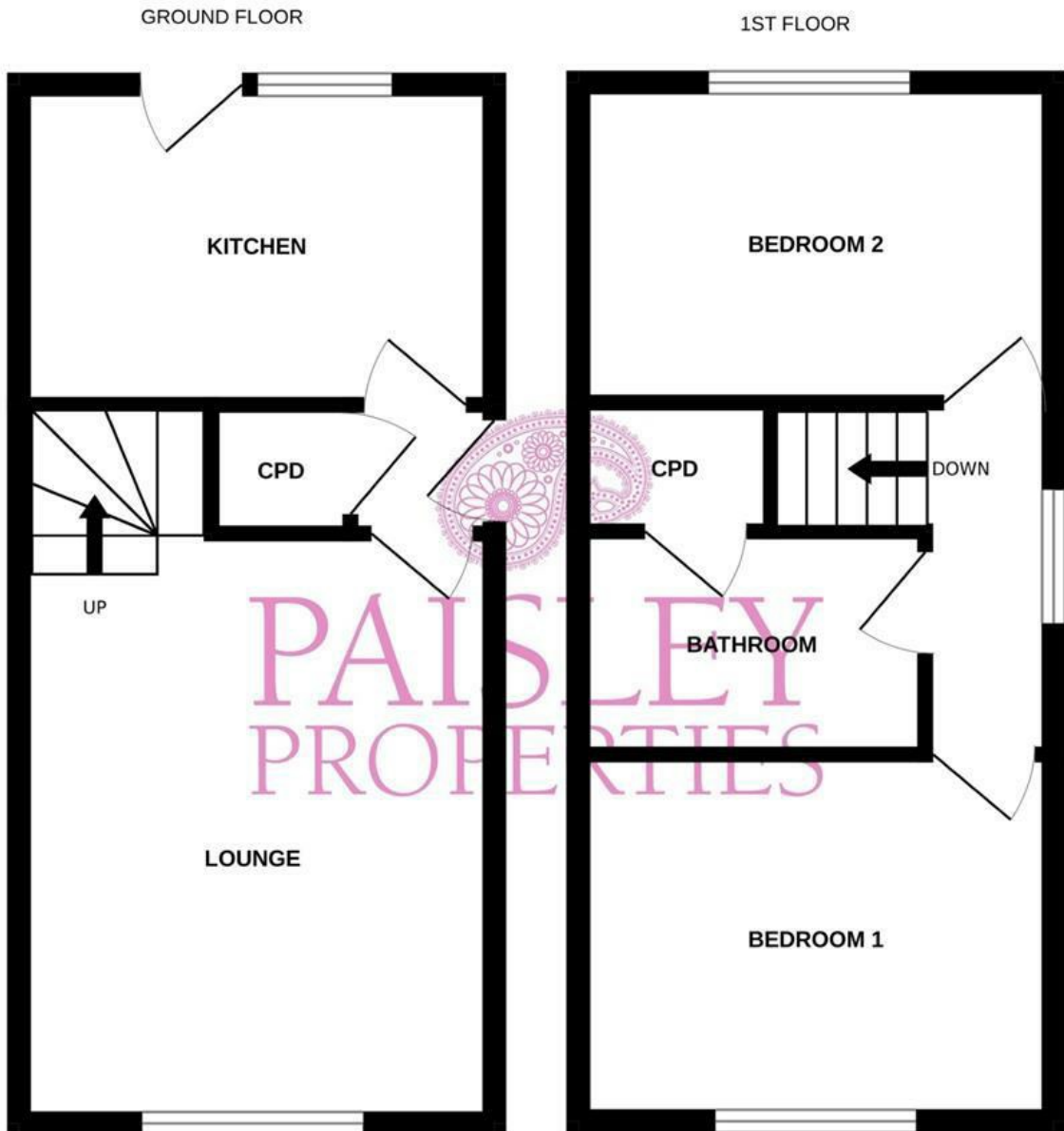
**PAISLEY PROPERTIES**

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.

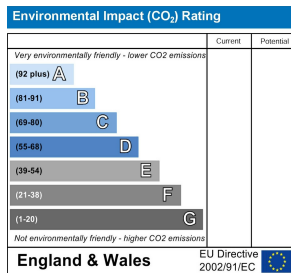
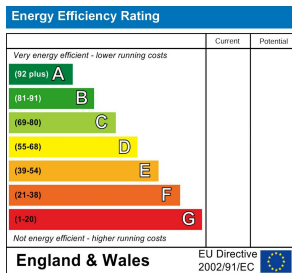
**PAISLEY MORTGAGES**

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. \*



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](http://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

**Mapplewell Office:**  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

