

30 Bentham Way,  
Mapplewell S75 5QA

PER MONTH  
£850 Per Month



A WELL-PRESENTED TWO-STOREY SEMI-DETACHED HOME OFFERING TWO SPACIOUS DOUBLE BEDROOMS, A PRIVATE SIDE DRIVEWAY, AND AN ATTRACTIVE, LOW-MAINTENANCE FRONT GARDEN, SITUATED IN THE POPULAR VILLAGE OF MAPPLEWELL, BARNSELY.

AVAILABLE END OF AUGUST, PART FURNISHED, NO SMOKERS, BOND £980, COUNCIL TAX BAND A, ENERGY RATING C

PAISLEY  
PROPERTIES



## FRONT/ DRIVEWAY



The attractive front garden and driveway provide ample off-street parking for multiple vehicles. Finished with a combination of paving and decorative stone, the front is both practical and low maintenance, while still offering opportunities for planting and adding your own personal touch with shrubs or flower beds. A gated side entrance provides convenient access to the rear garden.

### **PORCH 4'1" apx x 4'0" apx**

Accessed via a uPVC entrance door, the welcoming porch provides a practical space for storing shoes and coats, with room for additional furniture. A front-facing window overlooks the driveway, allowing plenty of light into the space, while the dark brown laminate flooring offers a durable and stylish finish. A door leads through to the lounge.



### **LOUNGE 11'8" apx 16'3" apx**



This stylish and inviting lounge offers a warm and welcoming living space, with a charming log-burning fire place within a tiled surround, creating an attractive focal point. Positioned to the front of the property, the room benefits from a slight bay window overlooking the driveway. Tastefully decorated in neutral tones and finished with dark brown laminate flooring, the lounge offers the perfect setting for both relaxing and entertaining. Doors provide access to the porch and kitchen, while the staircase rises to the first-floor landing.

### **KITCHEN 6'5" apx x 11'7" apx**



This ultra-modern kitchen is fitted with a range of sleek black high-gloss wall and base units, complemented by wood-effect roll-top work surfaces and white tiled splash backs, creating a stylish and contemporary finish. Appliances include an electric oven with a four-ring electric hob, integrated fridge and freezer with space for plumbing, freestanding washing machine. Positioned to the rear of the property, the kitchen enjoys pleasant views over the rear garden and is finished with attractive solid oak flooring. A door leads back into the lounge, while patio doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

### **FIRST FLOOR LANDING 2'7" apx x 7'1" apx**

The first-floor landing is accessed via the staircase from the lounge and is finished with a soft brown fitted carpet. The landing benefits from a newly fitted loft hatch with an accessible pull-down ladder, providing easy access to the loft space. The loft has been safely boarded, offering excellent additional storage. Doors lead to both bedrooms and the family bathroom.

## HOUSE BATHROOM 4'1" apx x 8'7" apx



Sleek, stylish, and modern, the family bathroom is fitted with a contemporary white two-piece suite comprising a vanity wash hand basin with a mixer tap and storage unit beneath, together with a low-flush WC. A separate shower cubicle with a glazed screen provides a practical bathing space, while elegant gold fixtures and fittings add a luxurious finish. A frosted rear-facing window allows plenty of light into the room while maintaining privacy. The bathroom is completed with high-gloss wall panelling and rustic-effect laminate flooring, creating a low-maintenance and attractive space. A door leads back onto the first-floor landing.



### **BEDROOM ONE 8'6" apx x 9'10" apx**



Beautifully presented, this spacious double bedroom offers a bright and welcoming feel. Positioned to the front of the property, a large window overlooks the driveway. The bedroom benefits from mirrored fitted wardrobes, providing excellent built-in storage while enhancing the sense of space. Finished with a soft brown fitted carpet, this room offers a comfortable and relaxing setting. A door leads back onto the first-floor landing

### **BEDROOM TWO 11'8" apx x 6'6" apx**



Currently utilised as a dressing room, this generous double bedroom offers a versatile space that can easily be adapted to suit a variety of needs. Positioned to the rear of the property, the room enjoys pleasant views over the garden from the rear-facing window. Finished with a soft brown fitted carpet, the room provides ample space for a double bed and additional furniture if required. A door leads back onto the first-floor landing.

## REAR GARDEN



Designed with low-maintenance living in mind, this thoughtfully landscaped rear garden provides an excellent outdoor space for relaxing and entertaining. Featuring a combination of decking and paved areas, there is ample room for outdoor seating, with space for plants and decorative pots to add a personal touch. The garden also benefits from a substantial garden shed, which is fully insulated and fitted with lighting and heating, making it ideal for use as a home office, hobby room, or additional storage. Finished with grey vinyl flooring. A door provides direct access back into the kitchen, while a gated side entrance leads to the driveway.

### LETTINGS INFORMATION MAPPLEWELL

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

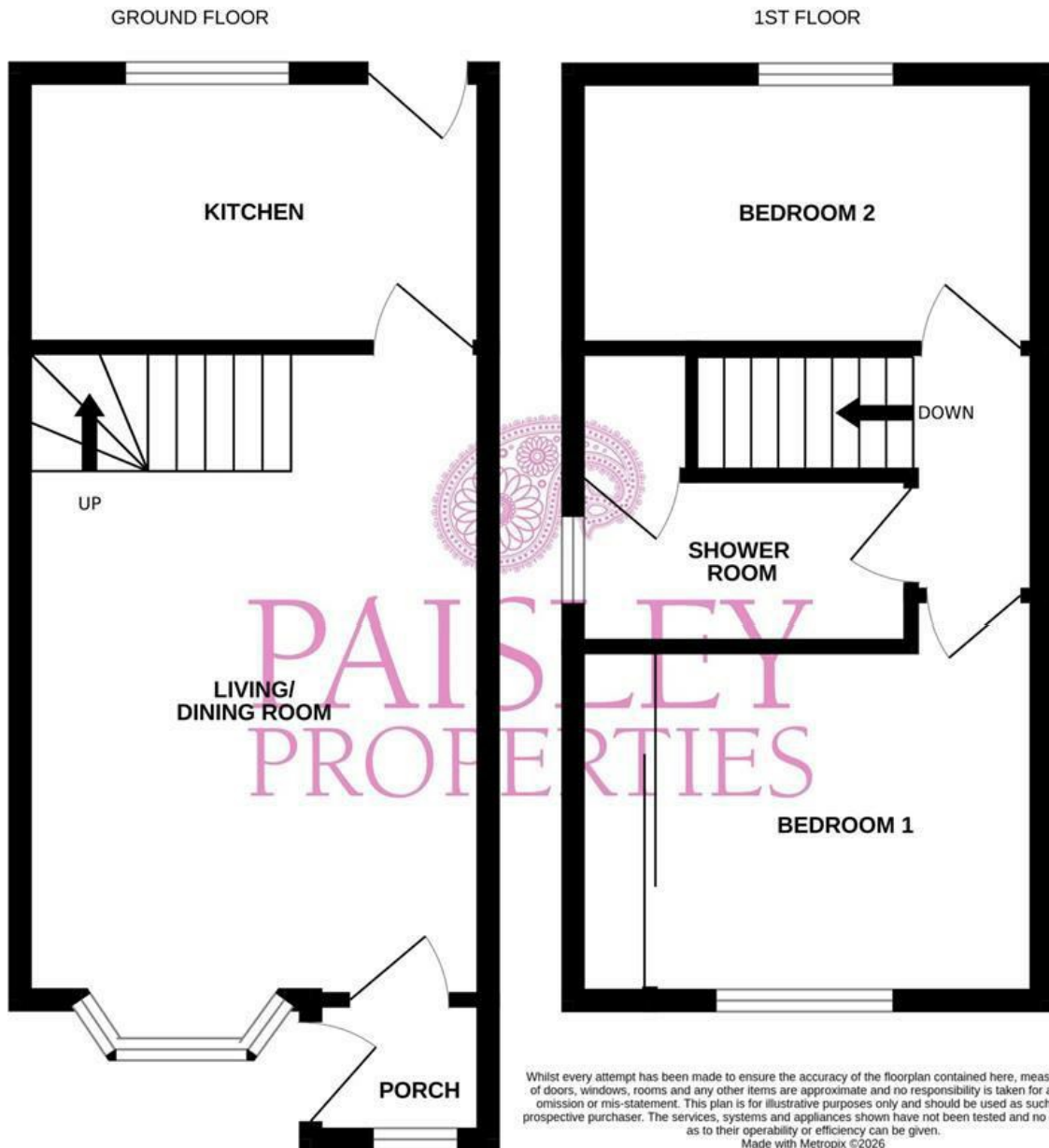
### PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

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. \*



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (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 |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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