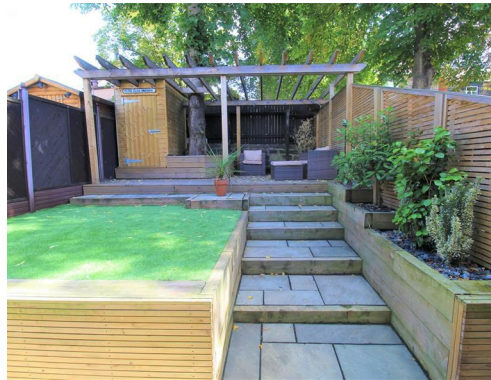


The Granary 5 Manor Farm Court,
Cudworth S72 8FF

OFFERS AROUND
£160,000



THIS CHARMING TWO BEDROOM TERRACE IS FINISHED TO A SUPERB STANDARD THROUGHOUT AND BOASTS A WELL PRESENTED LIVING/DINING ROOM WITH CHARACTER FEATURES, TWO BEAUTIFULLY FINISHED DOUBLE BEDROOMS, IMPRESSIVE FOUR PIECE BATHROOM AND A FANTASTIC, ENCLOSED GARDEN TO THE REAR. THE PROPERTY ALSO BENEFITS FROM OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 7'4" x 8'7"

You enter the property through a timber stable door in to a welcoming entrance hallway which has space to remove outdoor clothing. There are two built in storage cupboards under the staircase; one of which houses the washing machine and there is beautiful oak flooring underfoot which continues through the rest of the downstairs. There are spotlights to the ceiling and a spindle staircase that ascends to the first floor landing. Doors lead through to the kitchen and lounge.

LIVING/DINING ROOM 9'8" x 19'0"

This well presented living/dining room runs the length of the house and is tastefully decorated with neutral tones to the walls and solid oak flooring underfoot. There is space to one side for large pieces of living room furniture and further space to the other side to accommodate a small dining table and chairs if desired. A wood burning stove sits centrally with stone hearth and floating oak mantle creating a lovely focal point to the room and timber french doors provide access to the rear garden. There are spotlights to the ceiling and a front facing window that has a pleasant outlook across the cul-de-sac. A door leads through to the landing.



KITCHEN 10'0" x 10'7"

This superb kitchen has been renovated to a fantastic standard and is fitted with grey shaker style wall and base units, oak effect worksurfaces with matching splashbacks and a stainless steel undermount sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with overhead extractor fan, dishwasher and fridge/freezer. A rear facing window overlooks the rear garden and there is solid oak flooring underfoot. There are spotlights to the ceiling, under cabinet lighting to the base units and a door that leads through to the hallway.



FIRST FLOOR LANDING 9'6" x 5'5"

A spindle staircase ascends from the entrance hallway to the first floor landing where there is loft access via a hatch and doors to two bedrooms and bathroom.

BEDROOM ONE 8'7" x 13'3"

Positioned to the front of the property and boasting far reaching views through its window is this chic master bedroom which has plenty of space for large pieces of bedroom furniture. There is neutral decor to the walls and a door that leads through to the landing.



BEDROOM TWO 8'7" x 10'2"

Another good sized bedroom, this time positioned to the rear of the property with a pleasant outlook to the garden through it's window. This fantastic space is currently being used as a home office/guest room but would alternatively accommodate a double bed if required. The room is beautifully finished with stylish tones to the walls and a door leads through to the landing.



BATHROOM 8'7" x 6'7"

This contemporary bathroom is fitted with an impressive four piece suite which comprises of a modern shower cubicle with matt black waterfall shower and separate shower head, freestanding bath with matt black mixer tap with separate shower head, vanity hand wash basin with matt black mixer tap over and a low level W.C with push flush. There are white metro tile splashbacks to the suite and mosaic tiling underfoot. A rear facing obscure glazed window allows natural light in and there is a complimentary, matt black heated towel rail. Spotlights to the ceiling complete this room and a door leads through to the landing.

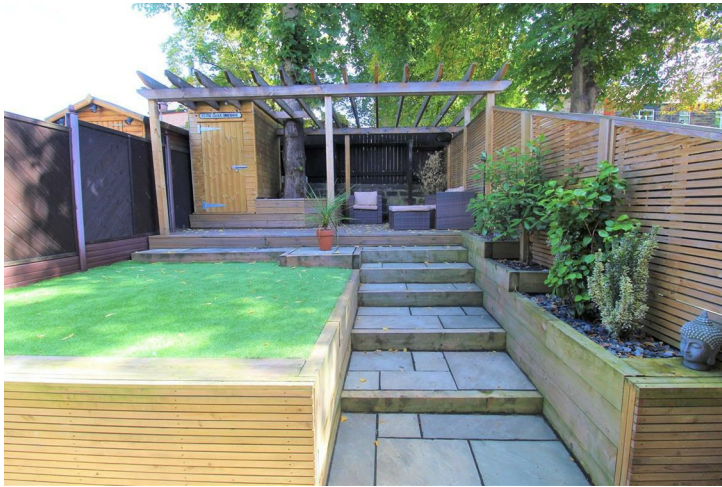


FRONT AND PARKING

To the front there is a small patio area that will accommodate a small table and chairs alongside pots and plants to add a splash of colour. There is off road parking for two vehicles.

REAR

To the rear there is a well designed garden that utilises the space perfectly. A stone flagged patio adjoins the property and a raised artificial grass lawn with incorporated stone flagged steps within a timber frame sits above. A decked patio connects with a lovely pergola over providing the perfect setting to relax and unwind. There are garden sleeper beds filled with an array of shrubs and plants and a handy garden shed provides excellent storage of outdoor items.



~ 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.

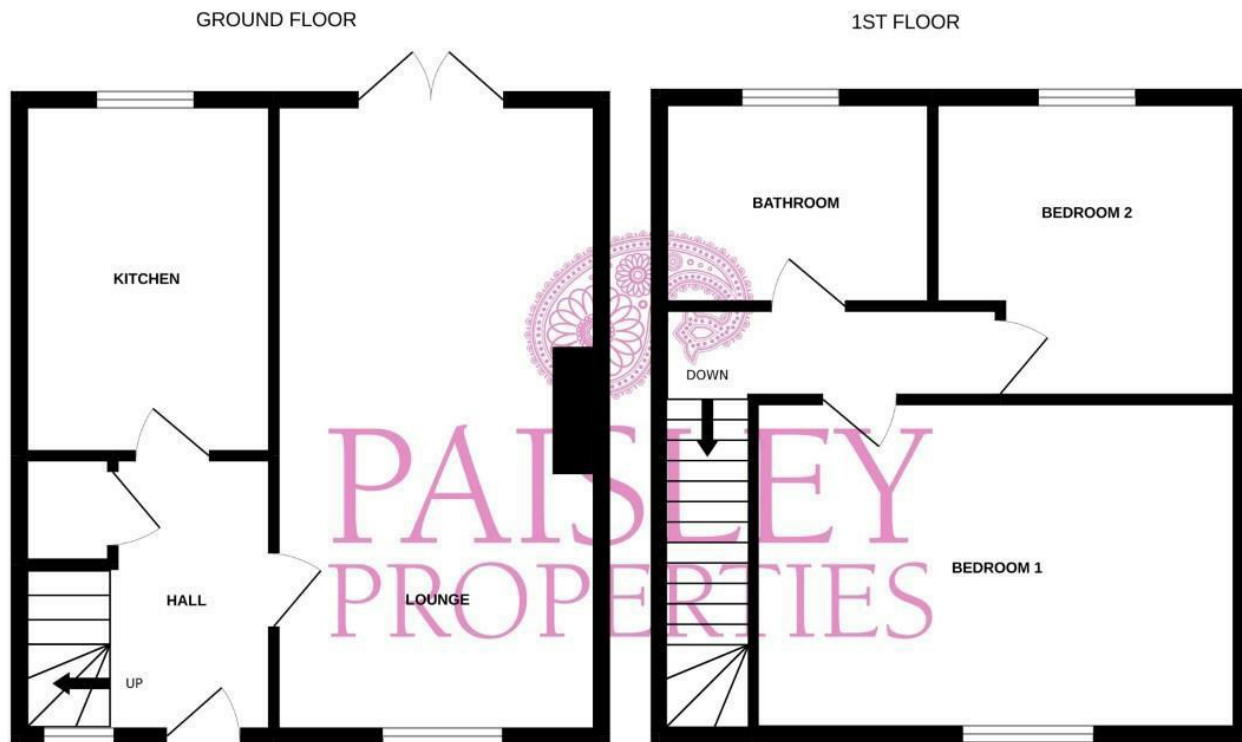
~ Paisley Mortgages ~

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

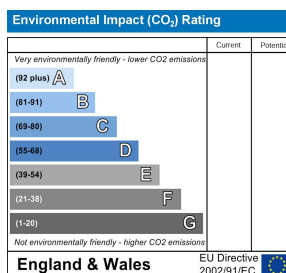
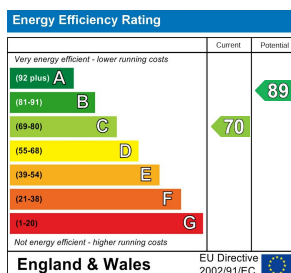
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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