

6 Bourne Walk,
Staincross S75 6JQ

OFFERS AROUND
£300,000



SIMPLY BURSTING WITH POTENTIAL, THIS SUPERB TWO BEDROOM DETACHED BUNGALOW IS JUST READY FOR REFURBISHMENT AND SITS ON AN EXCEPTIONAL PLOT WITH GARDENS TO THE FRONT, REAR, GARAGES, STORE AND PARKING FOR NUMEROUS CARS. LOCATED IN A HUGE POPULAR LOCATION AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

HALL 18'4" apx x 4'3" apx



You enter the property through a double glazed uPVC door into the hallway giving plenty of room to remove coats and shoes. There is natural light from the double glazed panel in the door and a useful storage cupboard. There is a wall mounted radiator, access to the loft and doors lead to the wet room, lounge, kitchen diner and both bedrooms.

LOUNGE 17'3" max into bay x 11'10" max into recess



Generous living room having a curved bay window to the front bathing the room with natural light. The focal point of the room is the electric fire set on a marble base with marble backing and decorative surround. There is a wall mounted radiator, ceiling spotlights and a dado rail. An internal door leads to the hallway.

KITCHEN DINER 12'11" apx x 11'5" apx



Having a range of wall and base units, rolled worktops with an inset one and a half bowl sink with mixer tap. There is space for a cooker, space for a fridge freezer and plumbing for a washing machine. The double glazed bay window to the rear gives views of the garden and draws in natural light, there is a wall mounted radiator and enough space for a table and chairs. The room also includes a useful pantry cupboard, a double glazed uPVC door leads to the side and an internal door leads to the hallway.

BEDROOM ONE 12'11" apx x 12'9"



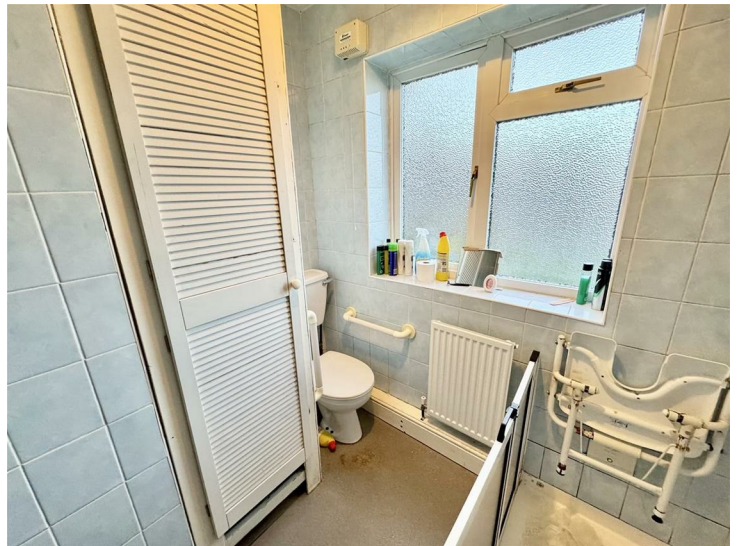
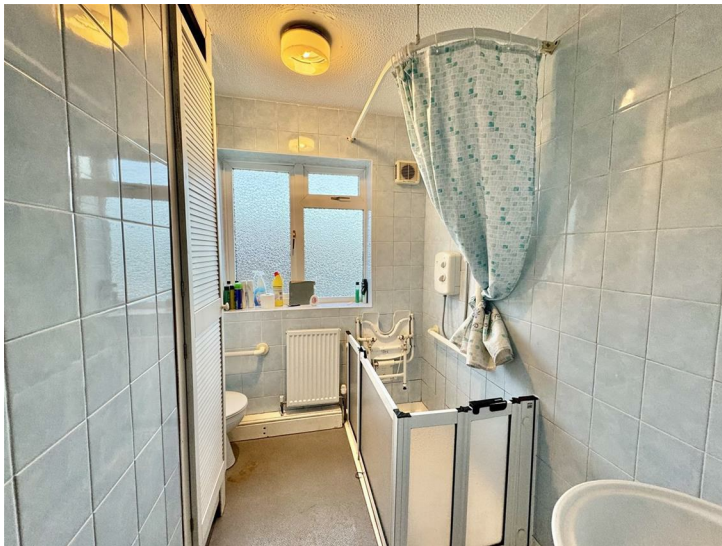
Well proportioned double bedroom with the double glazed window to the front giving views of the garden and bringing in natural light. An additional side windows adds to the natural light, there is plenty of space for freestanding bedroom furniture, a wall mounted radiator, pendant light and carpet flooring. An internal door leads to the hallway.

BEDROOM TWO 12'8" apx 10'8"



Second well proportioned double bedroom with the double glazed window to the rear giving views of the garden and bringing in natural light. There is plenty of space for freestanding bedroom furniture, a wall mounted radiator, pendant light and carpet flooring. An internal door leads to the hallway.

WET ROOM 7'1" apx x 6'10" max including cupboard



Located at the end of the hallway and to the rear of the property, the room consists of a pedestal wash basin, walk in shower area with electric shower and mid level WC. The walls are tiled to full height, there is a cupboard for storage, a wall mounted radiator, ceiling lighting, wet room flooring with the double glazed window to the rear having obscure glass and drawing in natural light.

DRIVEWAY, STORE AND GARAGE



A driveway to the front gives parking for multiple vehicles with a gate leading to further parking to the rear and the detached garage. There is a useful external storage cupboard (1.8m apx x 1.8m apx) having power and light.

GARDEN



There is a good size garden to the front, laid mainly to lawn presently and could be landscaped to create a lovely front garden or converted to add to the parking arrangement's. Side access leads to the sizeable plot to the rear which, at present, is landscaped and offers huge potential. There is a further double garage which would make a n excellent workshop and there is access between the garages leading to even more garden space and attracting rural 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 Band D

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway and garages

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.

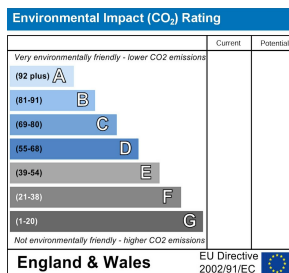
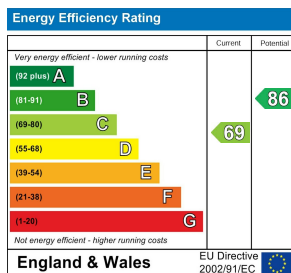
~ Paisley Mortgages ~

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. *

~ 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.



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

PAISLEY
PROPERTIES