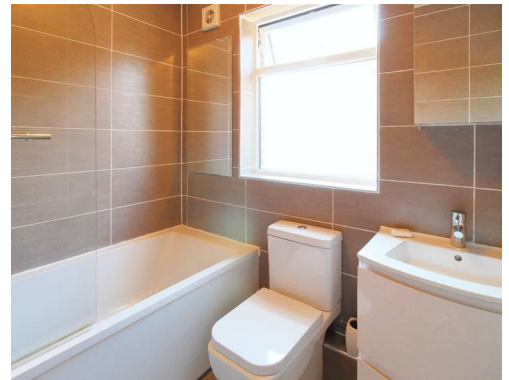


270 Sackup Lane,
Staincross S75 5BA

OFFERS AROUND
£290,000



THIS TASTFULLY DECORATED EXTENDED FOUR BEDROOM SEMI-DETACHED HOME OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS AND IS JUST READY TO MOVE INTO. IT BENEFITS FROM DRIVEWAY PARKING FOR SEVERAL VEHICLES, A GARAGE AND A REAR ENCLOSED LANDSCAPED GARDEN. FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 15'10" x 5'10" max

You enter the property through a composite door into a fantastic welcoming entrance hallway with pale wood effect herringbone LVT flooring under foot. There is ample space for coats and shoes. A carpeted staircase with a white painted balustrade leads to the first floor and doors lead to the lounge, living dining kitchen and downstairs W.C..



LOUNGE 14'7" x 12'8" max

Positioned to the front of the property this light and airy lounge benefits from a large bay window looking out to the front garden. An inset gas fire set into the chimney breast makes a real feature in the room and there is space in the alcoves for items of freestanding furniture. There is ample space to accommodate lounge furniture. A door leads into the hallway.



DOWNSTAIRS W.C. 4'6" x 2'4" max

This practical downstairs guest W.C. is stylishly designed and fitted with a low level W.C. and a vanity hand wash basin with a cupboard under. There are striking patterned ceramic floor tiles and white metro tiles to the wall with contrasting grey grout. A side facing window allows light to enter. A door leads into the hallway.

LIVING DINING KITCHEN 14'7" x 12'8" max

This stunning living dining kitchen really is the heart of the home and provides a really social space where family can relax, cook and dine together. The kitchen area is fitted with pale grey base and wall units, quartz worktops, striking grey patterned tiled splashbacks and a stainless steel sink and drainer with mixer tap. A central island unit offers more storage and houses the electric induction hob with downdraught extractor fan. An electric fan oven, integrated microwave, dishwasher and tall fridge freezer complete the appliances. There is also space to incorporate a wine fridge. The lounge area has ample space for lounge furniture and has real character having an exposed brick inglenook fireplace with a multi fuel stove. The dining area has an abundance of space for a large table and chairs, just perfect for entertaining. The whole room is flooded with natural light from two Velux skylights and a set of bifold doors which open to bring the outside in. Doors lead to the garage and hallway.





FIRST FLOOR LANDING 9'1" x 7'3"

A carpeted staircase ascends from the entrance hallway to the first floor landing which has a side facing window and a further staircase leading up to the master suite. Doors lead to the three bedrooms and house bathroom.

BEDROOM TWO 14'6" x 11'3"

This fantastic double bedroom sits to the front of the property with a bay window overlooking the front garden and the quiet street. There is plenty of space to accommodate freestanding bedroom furniture. A door leads onto the landing.



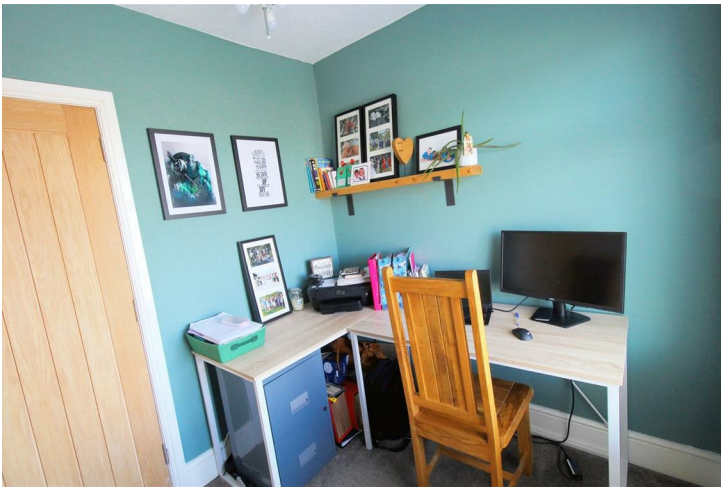
BEDROOM THREE 11'10" x 12'9" max

Another fabulous double bedroom which is located to the rear with a window looking over the enclosed garden. There is a fitted wardrobe to one wall which houses the property's boiler and offers storage too. A door leads onto the landing.



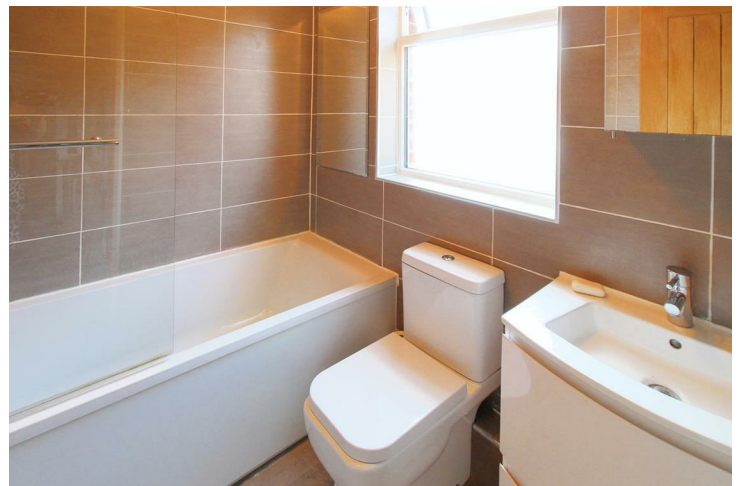
BEDROOM FOUR 7'4" x 7'1"

This fourth bedroom is of a good size and is used as an office by the current owners, it could easily be a child's bedroom as there is space for a single bed and freestanding furniture. A front facing window overlooks the street and a door leads onto the landing.



BATHROOM 7'1" x 5'8" max

This contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., a curved gloss white vanity unit with built in drawers and integral basin with mixer tap and a bath with a waterfall thermostatic shower over. A side facing obscure window allows natural light to flood in. The room is fully tiled with grey tiles to both the wall and the floor. A Victorian style towel radiator completes the scheme. A door leads onto the landing.



BEDROOM ONE 18'7" x 10'11" max

This amazingly spacious master suite is nestled in the eaves with a sloping ceiling to one elevation. There is plenty of room for freestanding items of furniture and two velux windows and a rear facing dormer window allow the room to be filled with natural light. Doors lead to the en suite facilities and to the staircase leading down to the first floor.



EN SUITE 8'6" x 5'3"

This generous sized modern shower room has been tastefully decorated and fitted with a double walk in shower enclosure with a waterfall shower, low level W.C. and a pale wood effect vanity unit with built in drawers for storage and a hand wash basin with mixer tap. The room is fully tiled with large grey tiles to both the walls and floor and a decorative tiled panel to the shower. An obscure window lets natural light in. There are spotlights to the ceiling and a chrome heated towel radiator completes the room. A door leads into the bedroom.



REAR GARDEN

To the rear of the property is a fantastic enclosed garden which has a paved patio adjacent to the house and a step up to a lawned garden with a further patio area for seating. There is a shed for storage.



FRONT, GARAGE & PARKING

To the front of the property is a paved area which can be used for parking and a driveway which leads up to the garage which is set a long way back offering parking for several vehicles. The garage has an up and over door, light and power and has plumbing for a washing machine.

~ 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.

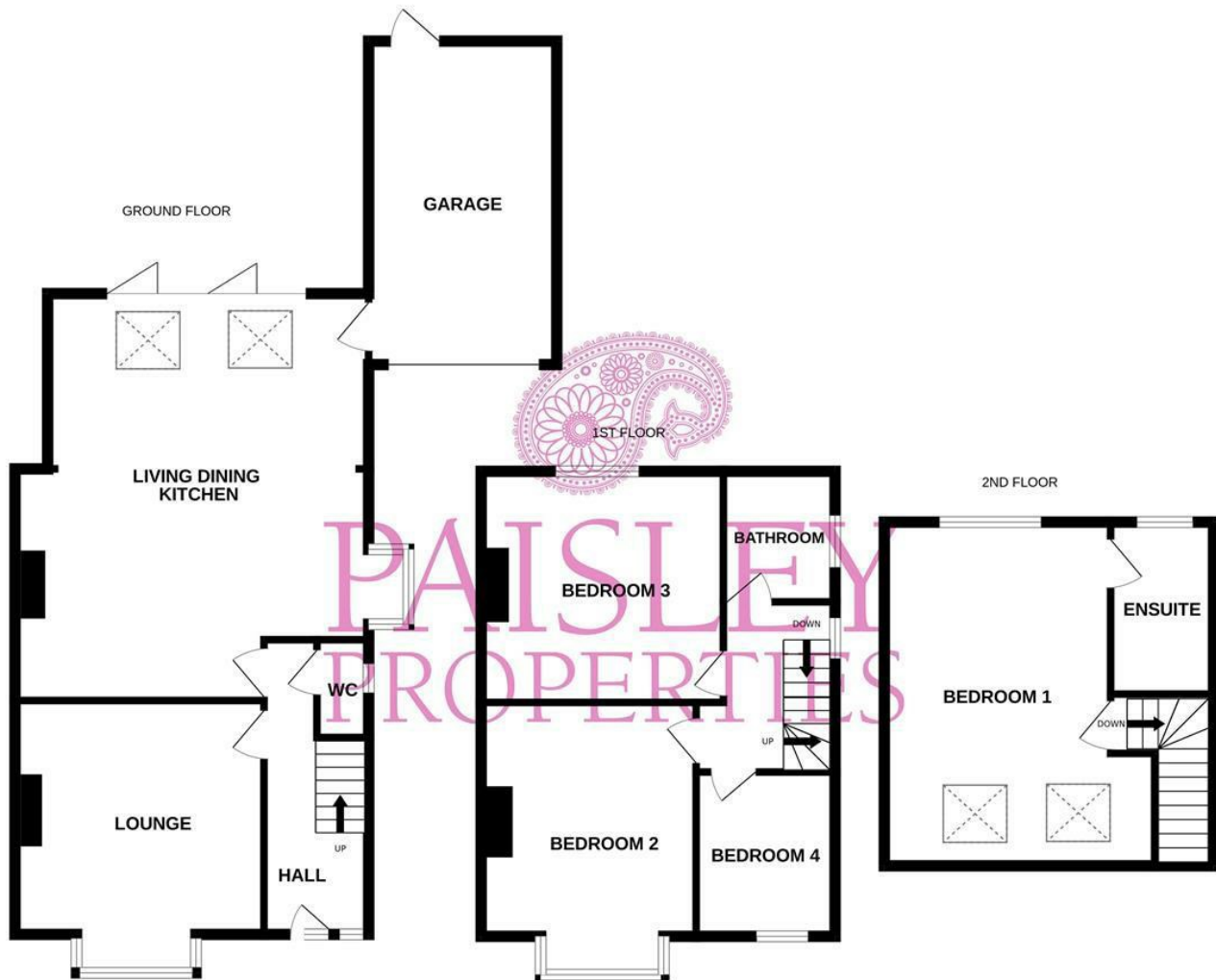
~ Paisley Mortgages ~

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.

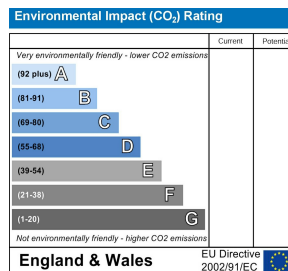
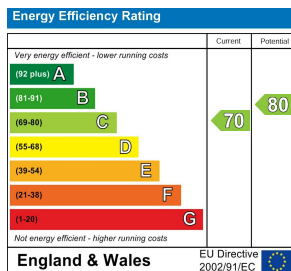
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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