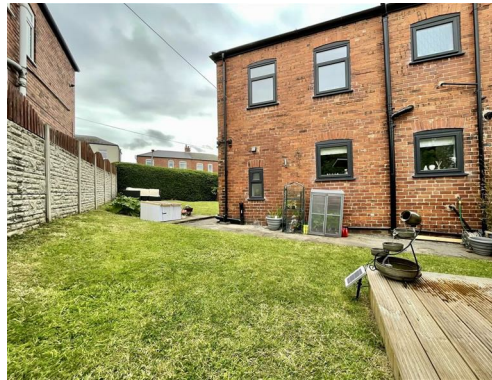


40 Samuel Road,
Gawber S75 2PB

OFFERS AROUND
£190,000

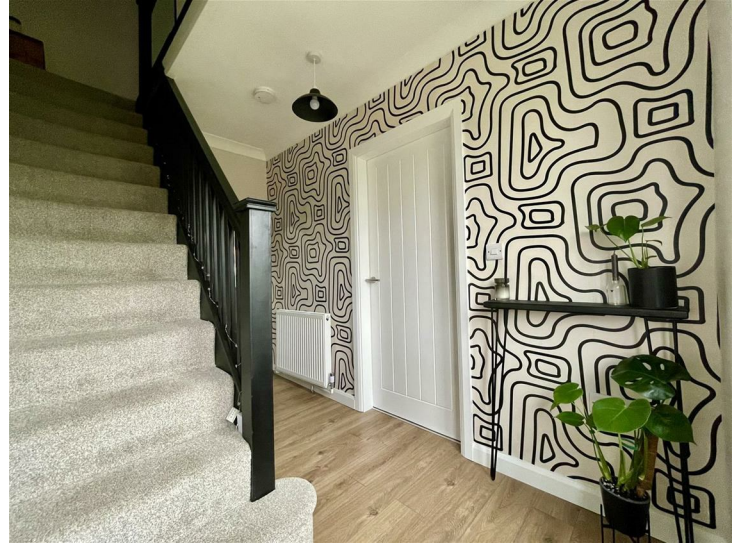


HAVING UNDERGONE A FULL RENOVATION TO A HIGH STANDARD BY THE CURRENT OWNERS, THIS SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY IS JUST READY TO MOVE INTO AND BOASTS A GENEROUS CORNER PLOT AND A WRAP AROUND GARDEN WITH DRIVEWAY AND ROADSIDE PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'4" x 10'8" max

You enter the property through a part glazed uPVC door into a stunning welcoming entrance hallway which is flooded with natural light from a glazed panel next to the door. Practical oak effect laminate flooring runs underfoot, a useful large understairs cupboard provides storage for coats and shoes and a carpeted staircase with an anthracite painted spindled balustrade ascends to the first floor landing. An archway leads to the dining kitchen and a door leads to the lounge.



LOUNGE 14'1" x 10'11" max

Located to the front of the property with two large windows looking out into the garden, this tranquil neutrally decorated lounge has ample space for lounge furniture and a modern black glass electric wall mounted fire as a focal point. Attractive rustic shelves to the alcoves provide spaces for books and ornaments. Taupe carpet runs underfoot and there is a central light fitting. A door leads to the hallway.



DINING KITCHEN 11'2" x 14'8" max

Positioned to the rear of the property with two windows offering views of the rear garden, this spacious dining kitchen is fitted with grey base and wall units, marble effect square edge laminate worktops, white metro tiled splashbacks and a black composite sink and drainer with mixer tap. Cooking facilities comprise of an electric oven and electric hob with a black canopy extractor fan over. Integrated appliances include a tall fridge freezer and a dishwasher. There is space for a good sized dining table and practical oak effect laminate flooring runs underfoot. A tall decorative radiator, spotlights and wall lights to the dining area complete the room. A door leads to the rear hallway and an archway leads to the entrance hallway.



REAR HALLWAY 2'7" x 6'1" max

Providing access into the property from the side through a part glazed uPVC door, this hallway has a striking tiled ceramic floor and door leading to the shower room, utility room and dining kitchen.

UTILITY ROOM 5'2" x 3'11" max

This practical utility room is located just off the rear hallway close to the side door to the property and has space and plumbing for a washing machine, grey fitted cupboards, white worktops and open shelving for storage. Pale grey PVC panelling adorn the walls, patterned ceramic floor tiles continue from the hallway and there is a flush light fitting completing the room. A door leads to the rear hallway.



SHOWER ROOM 3'4" x 7'2" max

This fabulous recent addition to the property is fitted with a white low level W,C, and a compact corner wall mounted hand wash basin with mixer tap. A black framed double shower enclosure is fitted with a brass effect waterfall shower. The room is fully tiled with white tiles and oak plank effect ceramic tiles adorn the floor. An illuminated mirror gives an air of luxury. An obscure window allows natural light to enter and a door leads to the rear hallway.



FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor landing which has a modern glass panel balustrade against an anthracite banister rail. Doors lead to the three bedrooms and bathroom.

BEDROOM ONE 11'3" x 14'5" max

Flooded with natural light from two rear facing windows, this charming double bedroom has wood effect laminate flooring underfoot, built in cupboards to one wall and an abundance of space to accommodate freestanding bedroom furniture items. A door leads to the landing.



BEDROOM TWO 14'4" x 10'9" max

This second spacious double bedroom can be found to the front of the property with two windows looking out over the front garden and street beyond. There is cream carpet underfoot and the room is tastefully decorated. There is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 8'4" x 7'5" max

This compact third bedroom is used as a home office by the current owners but could equally be a child's bedroom, nursery or dressing room. A front facing window offers views out over the street below and a large cupboard offers a great storage space. There is carpet underfoot and neutral décor. A door leads to the landing.



BATHROOM 6'1" x 7'11" max

This contemporary bathroom is beautifully presented and has been recently fitted with a white three piece suite comprising a low level W.C., a pedestal wash basin and a bath with a thermostatic waterfall mixer tap over. The room is fully tiled with large beige tiles and contrasting paler ceramic floor tiles underfoot whilst PVC panels with inset spotlights adorn the ceiling. A shelved alcove offers excellent storage and there are tiled alcoves on the shower wall for bathroom essentials whilst a large illuminated mirror exudes luxury. An obscure window allows natural light to flood in and a door leads to the landing.



GARDENS & PARKING

The property sits on a generous corner plot with a gated enclosed wrap around garden with a hedge to the front providing privacy from the road. The garden is mainly laid to lawn with some well established bushes and shrubs, it wraps around the side and to the rear where there is currently a garden building for storage (available by separate negotiation). There is roadside/pavement parking outside the property and gates lead to a driveway suitable for one vehicle.

MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: n/a

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley Band A

PROPERTY CONSTRUCTION: Brick

PARKING: Roadside parking

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas combi boiler.

*Broadband & Mobile - Virgin Fibre Optic - Satisfactory Mobile Signal

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: Low Risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historical mining area

~ 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.

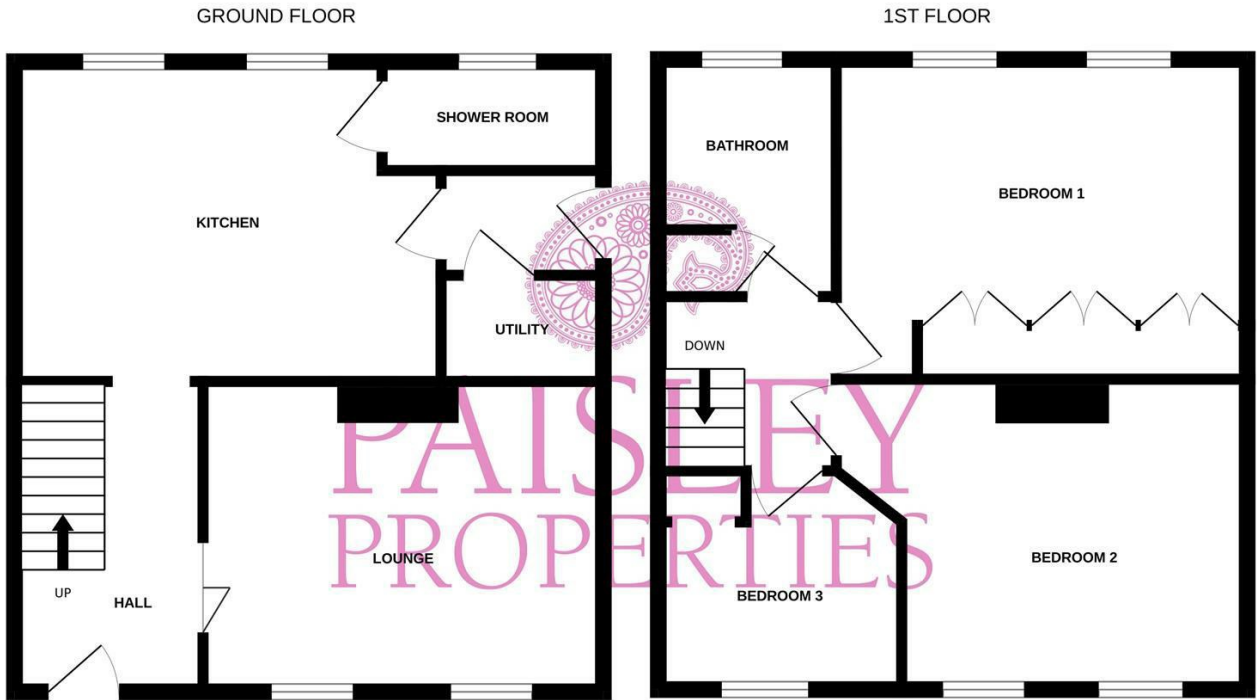
~ Paisley Mortgages ~

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.

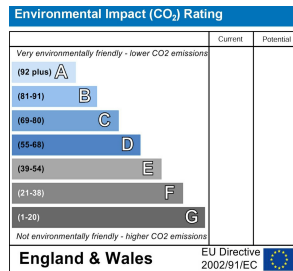
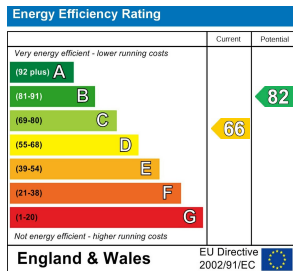
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.



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.
 Made with Metropix ©2024



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

