

2 Furness Dene,  
Monk Bretton S71 2RG

OFFERS AROUND  
£150,000



**\*\* NO ONWARD CHAIN\*\* THIS RECENTLY UPDATED NEATLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITS ON A QUIET RESIDENTIAL STREET CLOSE TO THE CENTRE OF MONK BRETTON. BOASTING AN ENCLOSED GARDEN TO BOTH FRONT AND REAR AND GATED DRIVEWAY PARKING THIS PROPERTY REALLY NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING: TBC**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 11'2" x 6'2" max**

You enter the property through a white uPVC door with a stained glass decorative panel into a lovely welcoming hallway which is light and airy courtesy of a glazed panel next to the front door. There is space to hang coats and for freestanding furniture items if desired. A carpeted staircase ascends to the first floor landing and doors lead to the lounge and dining kitchen.

### **LOUNGE 11'7" x 12'5" max**

Positioned to the front of the property with a window overlooking the front garden and quiet street beyond, this lovely lounge is tastefully decorated with a navy blue chimney breast which has a small plastered alcove which could house an electric stove. There is grey carpet underfoot and a central pendant metal light fitting. There is ample space for lounge furniture. A door leads to the hallway.



### **DINING KITCHEN 15'11" x 10'8" max**

Spanning the rear of the property with a window looking out into the garden this spacious room is fitted with maple base and wall units with contrasting black speckle laminate worktops, charcoal tiled splashbacks and a stainless steel sink and drainer with mixer tap over. There is space for a tall fridge freezer and a freestanding electric cooker besides plumbing and space for a washing machine. A useful pantry sits to one corner of the room. A central spotlight fitting lights the room and grey wood effect vinyl flooring completes the scheme. A part glazed exterior door leads out to the side porch where there are two useful secure cupboards, one of which houses the property's recently installed boiler. An internal door leads to the hallway.



### **FIRST FLOOR LANDING 7'10" x 7'7" max**

A carpeted staircase arises to the first floor landing which is flooded with natural light from a side facing window. A hatch provides loft access and doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 11'11" x 11'0" max**

Neutrally decorated and located towards the front of the property with a window overlooking the street, this good sized double bedroom has carpet underfoot and ample space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 11'0" x 10'6" max**

Another good sized double bedroom which can be found to the rear of the property with a window looking out to the garden, this room has tasteful décor and benefits from a tall built in shelved cupboard to one corner providing some storage. There is plenty of room for freestanding bedroom furniture items. A door leads to the landing.



### **BEDROOM THREE 8'11" x 7'10" max**

This charming third bedroom once again has been neutrally decorated and would easily accommodate a single bed and accompanying bedroom furniture. A window overlooks the street. A door leads to the landing.



### **HOUSE BATHROOM 7'10" x 5'4" max**

This contemporary bathroom is fitted with white gloss vanity furniture incorporating a concealed cistern W.C., a hand wash basin with mixer tap along with cupboards for storage. A P-shaped bath with central mixer tap and electric shower over with a glass protective screen finishes off the bathing facilities. Spotlights to the ceiling, pale grey tile effect vinyl flooring and a white heated towel rail complete the room.



### **FRONT & PARKING**

To the front of the property is a walled garden laid to lawn with a planted flower bed under the front window. A set of wrought iron gates leads to a driveway which offers parking for multiple vehicles and runs along the side of the property to the rear.



## REAR GARDEN

To the rear of the property is a tiered garden with a patio adjacent to the house, a lawned area and a hard standing area suitable for a shed or garden building. There is a garden shed for storage located on the patio area.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: COUNCIL TAX BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

SOLAR PANELS: THE PROPERTY HAS SOLAR PANELS INSTALLED AND BENEFITS FROM FREE ELECTRICITY IN DAYLIGHT HOURS.

### **~ 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.

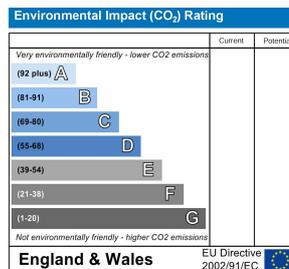
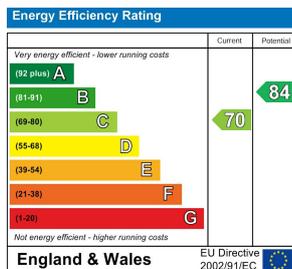
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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](mailto: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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