

18 St. Andrews Way,  
Ardsley S71 5DB

OFFERS AROUND  
£180,000



\*\*\*VIEWING ADVISED\*\*\*NO ONWARD CHAIN\*\* THIS DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME HAS BEEN LOVINGLY MAINTAINED THROUGHOUT AND BENEFITS FROM A STYLISH DINING KITCHEN, SPACIOUS LOUNGE, THREE WELL PRESENTED BEDROOMS AND LOW MAINTENANCE GARDENS TO THE FRONT & REAR.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

## HALLWAY

You enter the property through a part glazed uPVC door in to a welcoming entrance hallway which has space to remove outdoor clothing. A staircase ascends to the first floor landing and a door leads through to the lounge.

## LOUNGE 11'5" x 16'5"

Positioned to the front of the property is this tastefully decorated living room which has plenty of space for large pieces of free standing furniture. A coal effect gas fire sits on a marble hearth with wood fire surround creating a lovely focal point to the room and a front facing bay window overlooks the quiet street. Doors lead through to the dining kitchen and hallway.



## DINING KITCHEN 9'11" x 14'11"

This spacious dining kitchen is fitted with wood effect wall and base units, marble effect roll top worksurfaces, one and a half stainless steel sink with mixer tap over and tiled splashbacks. Integrated appliances within the kitchen include a Ranger gas cooker and hob with overhead extractor fan and there is plumbing for a washing machine and dishwasher and floorspace for a freestanding fridge freezer. There is space to one corner for a family dining table and chairs and a useful under stairs cupboard provides excellent storage. This open plan living space is bursting with natural light courtesy of the rear facing window and French doors which provide access to the conservatory. There is wood effect laminate flooring underfoot, a uPVC door that allow external access to the side of the property and a door that leads through to the lounge.





### **CONSERVATORY 9'3" x 13'2"**

Positioned off the dining kitchen is this fantastic conservatory which is glazed to three sides with French doors that lead out to the garden. This versatile space is currently being used as a snug by the current owner but would alternatively make a lovely dining area or play room for families with small children with the added benefit of a ceiling fan for the warmer months and dual radiators for the cooler months. There is space for large pieces of furniture, wood effect laminate underfoot and tasteful décor to the walls.



### **FIRST FLOOR LANDING 6'4" x 5'1"**

A staircase ascends from the entrance hallway to the first floor landing where there is loft access via a hatch with pull down ladder. Doors lead through to three bedrooms and bathroom.

**BEDROOM ONE 14'11" x 13'9"**

This generous sized master bedroom is located to the front of the property and boasts a large window that fills the room with lots of natural light. There is plenty of space for a double bed and further freestanding furniture and tasteful decor to the walls. A door leads through to the landing.

**BEDROOM TWO 8'3" x 10'2"**

Another good sized bedroom this time located to the rear with a pleasant outlook to the garden through its window. There is space for bedroom furniture, neutral decor to the walls and a door leads through to the landing.



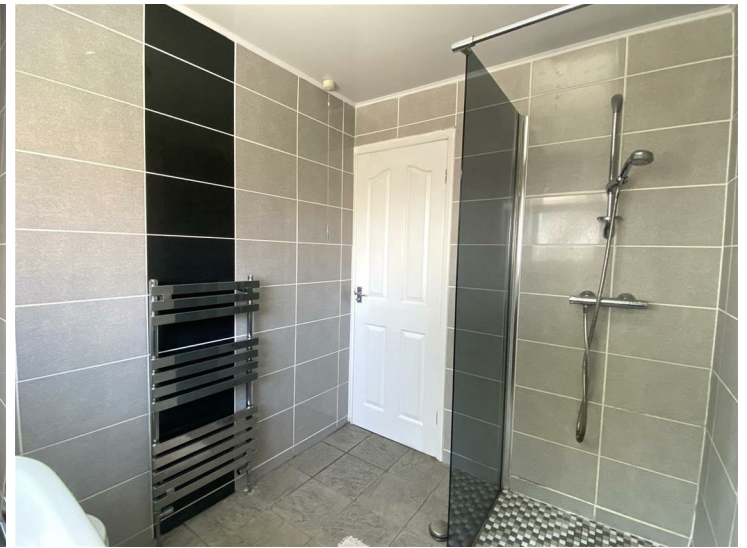
### **BEDROOM THREE 6'11" x 8'2"**

This versatile third bedroom would make a great children's bedroom, hobby room, or home office for those working remotely. There is a side elevation window and a door that leads through to the landing.



### **SHOWER ROOM 6'3" x 7'5"**

This contemporary shower room is fitted with a walk in shower, wall mounted sink with mixer tap over and a low level W.C. The walls are fully tiled with a combination of grey and black tiles and there is neutral tile flooring underfoot. An obscure glazed rear facing window fills the space with light and a handy chrome heated towel rail sits to one wall. A door leads through to the landing.



### **FRONT & GARAGE**

To the front of the property there is a low maintenance resin patio with central raised flowerbed creating an inviting entrance to the property. To the side, a resin, gated driveway leads to the garage which is fitted with an up and over door, power and light. The garage also has a side Upvc door that provides access to the rear garden.

### **REAR GARDEN**

To the rear there is a large resin patio enclosed with boundary fencing. This fantastic space will accommodate garden furniture and pots and plants to enjoy in the summer months. A uPVC door provides access to the garage and there is also an external tap.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY BAND B

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - MAINS

\*Broadband & Mobile - ULTRAFast AVAILABLE - MOBILE COVERAGE AVAILABLE

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NO 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.

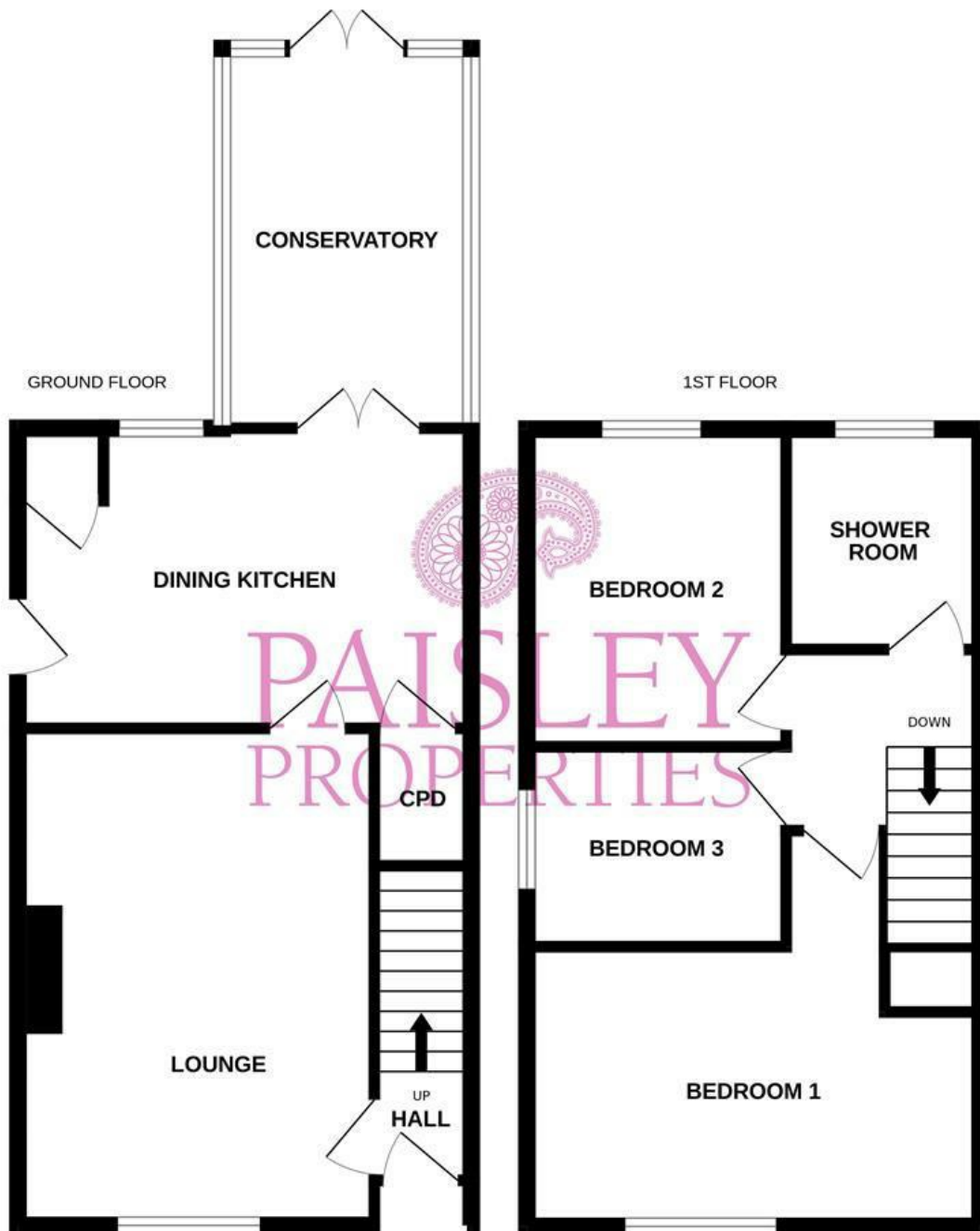
### **~ Paisley Mortgages ~**

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.

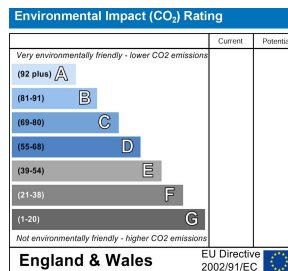
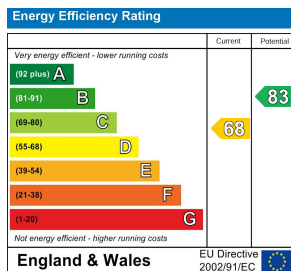
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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](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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[www.paisleyproperties.co.uk](http://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

