

11 Dearne Street,
Darton S75 5HL

OFFERS AROUND
£90,000



****NO ONWARD CHAIN**** RIPE FOR RENOVATION THIS THREE BEDROOM EXTENDED MID TERRACE PROPERTY IS JUST BURSTING WITH POTENTIAL AND BENEFITS FROM ROADSIDE PARKING AND AN ENCLOSED REAR GARDEN WHICH COULD PROVIDE ACCESS FOR POTENTIAL OFF ROAD PARKING

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING F

PAISLEY
PROPERTIES

LOUNGE 14'5" x 15'2" max

You enter the property through a white uPVC door into a welcoming lounge which is spacious and has a wall mounted gas fire to one wall. An understairs cupboard provides storage for household items. A large uPVC window which looks out onto the quiet street floods the room with natural light. A door leads to the staircase which ascends to the first floor landing and a large opening leads to the dining kitchen.



DINING KITCHEN 14'4" x 8'2" max

Open to the lounge by means of a low level wall this fabulous dining kitchen has ample space for eating as well as cooking and could easily accommodate a dining table. It is currently fitted with beige base and wall units, wood effect worktops, tiled beige splashbacks and a stainless steel double drainer sink. There are spaces for a freestanding cooker and a fridge freezer and plumbing for a washing machine. A large uPVC window offers views out into the rear garden and allows natural light to enter. A passageway leads to doors to the rear porch and the bathroom.



REAR PORCH

Accessed from the passageway off the kitchen this rear porch could be used for removing outdoor clothing and shoes on entering the property from the back. A white uPVC door leads out to the garden and an internal door leads into the passageway off the kitchen.

BATHROOM 7'1" x 5'7" max

Positioned in the extension to the rear of the property with an obscure side facing uPVC window allowing light to enter, this modern bathroom has recently been installed with a three piece white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a bath. A door leads to the passageway to the kitchen.

**FIRST FLOOR LANDING 4'3" x 2'10"**

A staircase ascends from the lounge, hidden away nicely from view by a door, to the first floor landing which has a loft hatch and doors leading to the three bedrooms.

BEDROOM ONE 14'4" x 12'0" max

Just flooded with natural light from its uPVC window overlooking the quiet street this fabulous L-shaped double bedroom has an abundance of space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 6'11" x 11'6" max

This second double bedroom is located to the rear of the property with a uPVC window allowing natural light in and offering views out to the garden. The room benefits from a built in cupboard. A door leads to the landing.



BEDROOM THREE 7'1" x 8'2" max

This third bedroom could accommodate a single bed and would be a great office, nursery or child's bedroom. It has a rear facing uPVC window and a door leading to the landing.



EXTERIOR

To the rear of the property is a good sized enclosed garden space which has a paved area but is mainly laid to lawn. There is a useful brick garden store incorporated into the rear extension and a gate gives access out to the lane behind the property which does provide vehicular access. This lends itself to being utilised for secure offroad parking and is ideal for the potential charging of electric vehicles should a charging port be fitted.



~ 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.

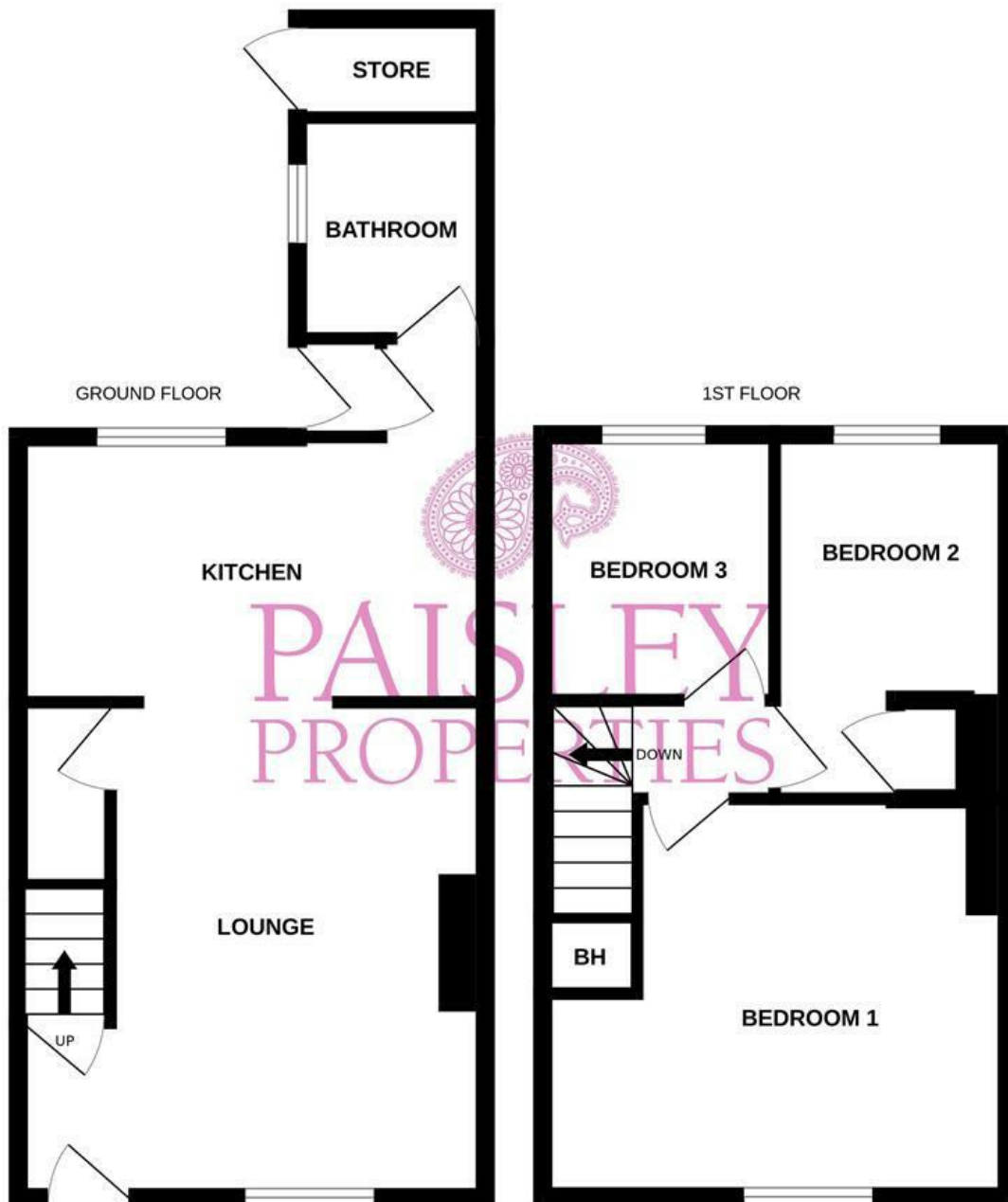
~ Paisley Mortgages ~

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.

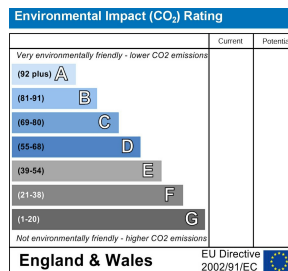
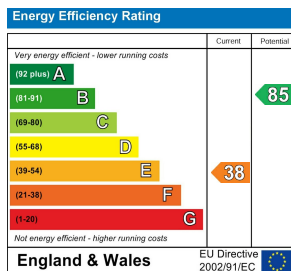
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.
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