

41 Carr Green Lane,
Mapplewell S75 6DY

OFFERS AROUND
£340,000



THIS FIVE BEDROOM DETACHED FAMILY HOME SITS ON A GENEROUS PLOT AND OFFERS WELL PRESENTED SPACIOUS ACCOMMODATION OVER TWO FLOORS. EXTERNALLY THE PROPERTY BENEFITS FROM A GATED DRIVEWAY FOR MULTIPLE VEHICLES AND GARDENS TO THE FRONT AND REAR. FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'7" x 18'6" max

You enter the property through a modern anthracite composite door into a welcoming entrance hallway which has practical brown and cream ceramic flooring running underfoot. A handy storage space just inside the property's entrance offers the perfect space to store outdoor clothing on entering the property. Doors lead to the downstairs W.C., ground floor bedroom, lounge and kitchen and a handy understairs cupboard for storing household items.

DOWNSTAIRS W.C. 3'7" x 4'2" max

Handily located just inside the entrance to the property, this downstairs W.C. is fitted with a white low level W.C. and matching pedestal hand wash basin. The walls are partially tiled with beige gloss tiles and co-ordinating beige ceramic tiles adorn the floor. An obscure window allows natural light to enter and a door leads to the entrance hallway.

**LOUNGE 13'8" x 15'4" max**

Positioned to the front of the property with a window looking out to the front garden and street beyond, this tastefully decorated lounge has ample space for lounge furniture and other associated freestanding furniture items. The room has decorative coving along with a ceiling rose which has been combined with a modern chrome light fitting to the centre. A cream marble fire surround with a chrome living flame gas fire against a papered feature wall creates a focal point in the room. A door leads into the hallway.



KITCHEN & UTILITY SPACE 9'1" x 13'7" increasing to 18'5"

Offering views of the garden from its window, this fabulous kitchen has been opened up to create a perfect modern living space being open to the living dining room to one side and adjoining the utility room on the other. It is fitted with timber base and wall units, a combination of black laminate and timber worktops, cream mosaic tiled splashbacks and a Belfast sink with mixer tap over. Cooking facilities comprise an electric ceramic hob with concealed extractor fan over and a double electric fan oven. There are spaces and plumbing for a washing machine, tumble dryer and tall fridge freezer in the utility area along with a space and plumbing for a freestanding dishwasher next to the sink. A cupboard to one corner houses the property's Worcester Bosch boiler. Striking Victorian style patterned vinyl flooring runs underfoot. A part glazed high security composite door gives access out to the garden and doors lead to the fifth bedroom and entrance hallway.





DINING ROOM 11'8" x 9'1" max

Open to the kitchen and conservatory this superb space really does help to make the kitchen the heart of the home as it can be used as a formal dining room or alternatively as a living room. There is ample space for either lounge or dining furniture.



CONSERVATORY 12'4" x 8'11" max

Continuing through from the dining room through a wide square opening this Victorian style conservatory is used as a formal dining room by the current owners. It is a lovely light and airy space offering views of the garden and the perfect place to relax.

**BEDROOM FIVE 8'0" x 17'11" max**

Previously the property's garage, this fifth bedroom is a great addition to the property having built in storage cupboards, a strip light to the ceiling and a window looking out to the front of the property. Doors lead to the utility room and entrance hallway.



FIRST FLOOR LANDING 6'0" x 8'10" max

A carpeted staircase ascends from the entrance hallway to the first floor landing which has doors leading to the four bedrooms, house bathroom and a cupboard perfect for storing household items.

BEDROOM ONE 12'7" x 14'1" max

Located towards the front of the property with a large window overlooking the street, this generous neutrally decorated double bedroom benefits from a range of fitted wardrobes in a pale wood effect and has further storage courtesy of a built in double wardrobe too. There is ample space to accommodate other related items of furniture. Doors lead to the ensuite and the landing.



EN SUITE 4'5" x 4'11" max

This contemporary ensuite shower room is fitted with a white low level W.C. and matching pedestal wash basin with mixer tap and a step in quadrant shower enclosure with an electric shower. White ceramic tiles with a black and grey decorative border adorn the walls and white ceramic floor tiles run underfoot. Spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 17'2" x 8'2" max

Also located to the front of the property with front garden views from its window, this double bedroom has beech effect fitted wardrobes to one wall and has ample space to accommodate further freestanding bedroom furniture. The room is neutrally decorated with carpet underfoot. Doors lead to the ensuite bathroom and landing.



ENSUITE 8'1" x 5'8"

This fabulous ensuite bathroom is fitted with a white three piece suite comprising of a low level W.C., a pedestal wash basin with mixer tap and a P-shaped bath with central taps and an electric shower over. Monochrome tiles adorn the walls and co-ordinating patterned vinyl flooring runs underfoot. A large window allows natural light to flood through and a door leads to the bedroom.



BEDROOM THREE 8'10" x 12'11" max

Neutrally decorated and nicely presented, this third double bedroom is located towards the rear of the property with a large window overlooking the garden. Fitted wardrobes and a matching dressing table provide storage and there is room for further bedroom furniture items. A door leads to the landing.



BEDROOM FOUR 9'0" x 11'1" max

Once again benefitting from fitted wardrobes in a pale wood effect, this fourth bedroom can accommodate a double bed and has a window overlooking the front garden and street beyond. A door leads to the landing.



HOUSE BATHROOM 8'11" x 5'8" max

This modern bathroom is fitted with a white three piece suite comprising of a low level W.C. and a pedestal wash basin with mixer tap alongside a formidable curved double ended bath with central taps. Monochrome tiles adorn the walls and patterned vinyl flooring runs underfoot. A white heated towel rail and spotlights complete the room. A large window allows a generous amount of natural light to flood in and a door leads to the landing.



REAR GARDEN

To the rear of the property is a generous garden which has a good sized paved patio, suited to garden furniture and al fresco dining and a lawned area. To one side is a pebble dash large shed for storage.



FRONT GARDEN & PARKING

To the front of the property is a generous gated driveway which allows parking for multiple vehicles, this runs alongside an immaculately presented low maintenance garden which has a lawn and decorative gravelled areas.

~ Material Information ~

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY BAND D

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- MAINS WATER (RATES) & SEWERAGE

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile - FULL FIBRE AVAILABLE - GOOD MOBILE SIGNAL

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

~ 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.

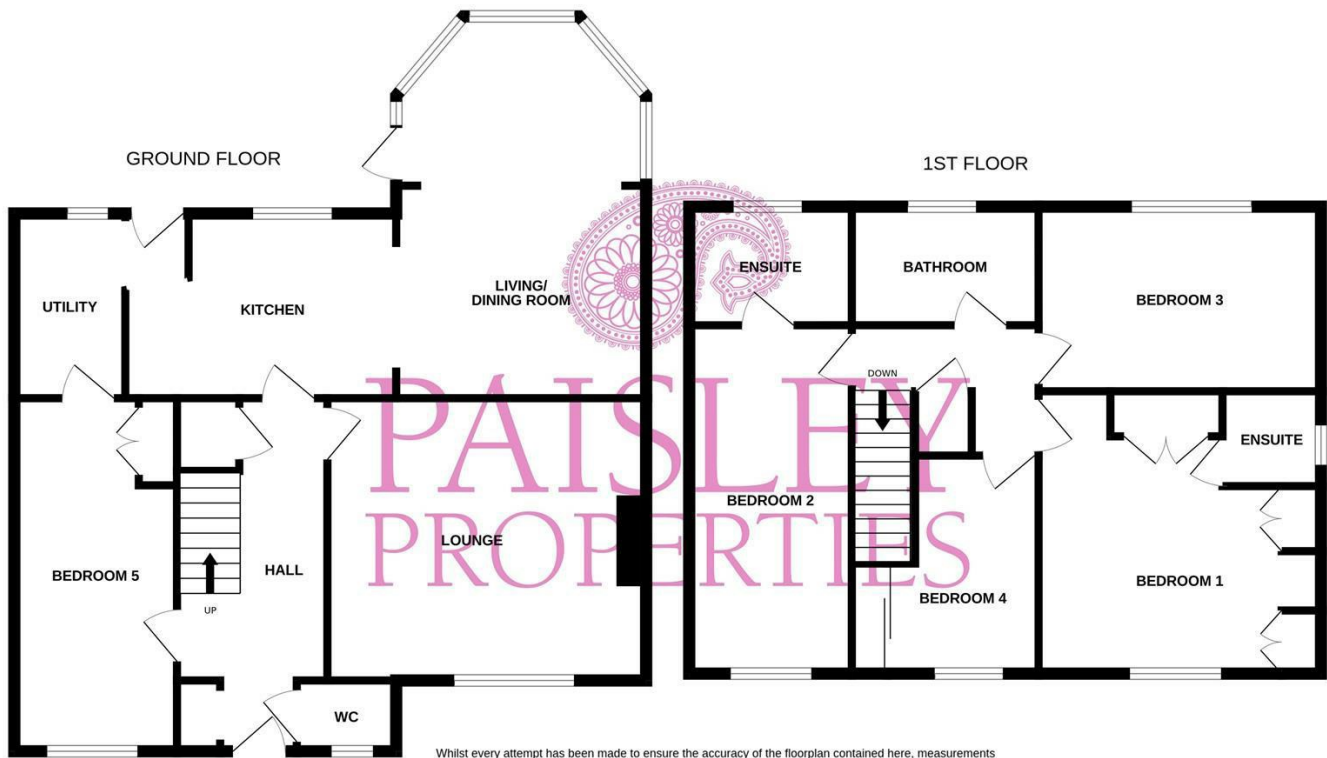
~ Paisley Properties ~

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.

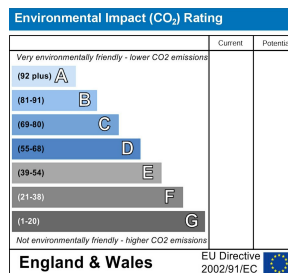
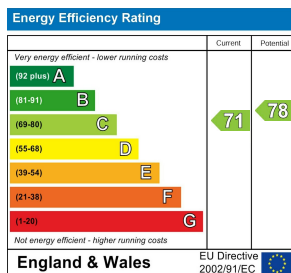
~ Paisley Mortgages ~

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. *



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

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

