

20 Tollgate Close,
Shafton S72 8QX

OFFERS AROUND
£150,000



****NO ONWARD CHAIN** THIS THREE BEDROOM SEMI-DETACHED PROPERTY SITS ON AN EXCEPTIONAL CORNER PLOT IN THIS QUIET CUL DE SAC WITH OPEN ASPECT TO THE FRONT AND REAR. IT HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS NOW READY FOR UPDATING AND IS JUST BURSTING WITH POTENTIAL. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC**

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a white uPVC door into the lobby which has ample space to remove outdoor clothing on arrival and there is a uPVC double glazed window to the front. There is an under stairs storage area and a carpeted staircase ascends to the first floor. An internal door leads to dining kitchen.

DINING KITCHEN 14'2" max x 9'6"

Positioned to the side of the property with a 2 uPVC double glazed windows overlooking the side garden, this generous dining kitchen is fitted with neutral coloured base and wall units, light and dark brown chequered tiled splashbacks and complimentary roiled worktop with an inset stainless steel sink and swan neck mixer tap. There are spaces for a freestanding cooker and dryer, plumbing for a washing machine plus space for a dining table. A door to one corner of the room gives access to a handy pantry just perfect for storing food or household items, plus it has a uPVC double glazed window to the side and power point plus space for an upright fridge freezer. The boiler is housed in one corner, there is a single radiator and carpet tiled flooring. Internal doors lead to the front and rear lobby's plus the lounge dining room.



LOUNGE 13'8" x 11'0"

Located to the front of the property, this generous room has uPVC double glazed windows with a view of the sizeable garden, decorative coving to the ceiling, ceiling rose, single radiator and carpet flooring. There is space to accommodate lounge furniture and a large opening leads to the dining area.



DINING AREA 8'1" x 9'5"

Located at the rear of the property, this useful space has lots of light brought in by the uPVC double glazed window to the rear, which overlooks the rear garden. There is decorative coving to the ceiling, ceiling rose and single radiator. A door leads to the dining kitchen.



REAR LOBBY 6'0" x 3'1"

Located at the rear of the property, this useful area has painted brick walls, a storage cupboard and carpet flooring. A door leads to the kitchen with an external uPVC door with decorative glass leading to the rear garden.



WC 6'0" x 2'7"

Located off the rear lobby, this useful space has a high flush WC, wall mounted sink, carpet flooring and uPVC double glazed window with obscure glass to the rear.

FIRST FLOOR LANDING

This long landing is accessed via a full turn, carpeted staircase from the entrance lobby and is light and airy courtesy of a front facing uPVC double glazed window allowing light to flood in. There is a hatch allowing access to the loft, 2 storage cupboards, one above the bulk head, and doors leading to the three bedrooms and house shower room.



BEDROOM ONE 12'6" to rear of robes x 10'0"

This well proportioned double bedroom can be found to the front of the property with lovely views from the uPVC double glazed window. It benefits from two double, painted, fitted wardrobes to one wall offering a good amount of storage and there is further space for freestanding items of furniture. There is a single radiator and carpet flooring. A door leads to the landing.



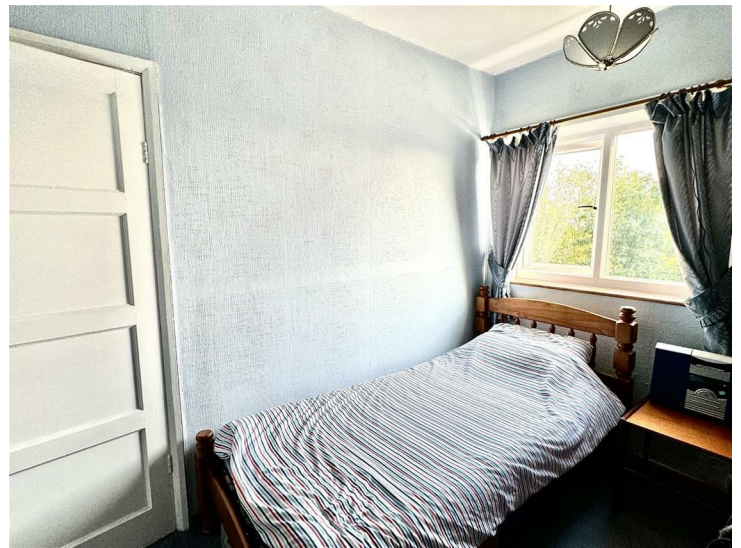
BEDROOM TWO 13'8" into recess x 9'4"

Positioned to the rear of the property with a uPVC double glazed window looking out into the garden, this good sized double bedroom has space for freestanding bedroom furniture and has a double built in painted wardrobe. There is a single radiator, carpet flooring and a door leading to the eaves storage. An internal door leads to the landing.



BEDROOM THREE 9'10" x 7'10"

Again located to the rear of the property with a uPVC double glazed window looking out to the side garden, this good size single bedroom has ample space for bedroom furniture, plus a door giving access to the eaves storage. There is a single radiator and carpet flooring. A door leads to the landing.



SHOWER ROOM 6'6" x 6'6"

Beautifully light, courtesy of the uPVC double glazed window to the side with obscure glass, this contemporary shower room is fitted with a recently installed white suite consisting of a low level W.C., pedestal wash basin and a step in, corner shower enclosure equipped with an electric shower. The walls are fully tiled in addition to the floor being tiled. There is a single radiator and a low maintenance uPVC panelled ceiling. A door leads to the landing.



GARDEN FRONT, SIDE AND REAR

To the front of the property is a generous size lawn dissected by a long path leading to the front door and enclosed by timber fencing plus mature high trees and hedge giving added privacy. The front path continues round the side where there can be found a garden shed, an external tap plus patio area and leads the rear garden having a raised patio, fish pond, lawn areas intersected by a garden path which leads to the rear access. This area is enclosed by timber fencing and garden hedge, attracting the afternoon and evening sun meaning that the property will get sun throughout the day.



~ Material Information ~

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY A

PROPERTY CONSTRUCTION: BRICK

PARKING: ON STREET

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

*Broadband & Mobile - Check you mobile supplier - Ultrafast and Gigabit available in the area

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

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.

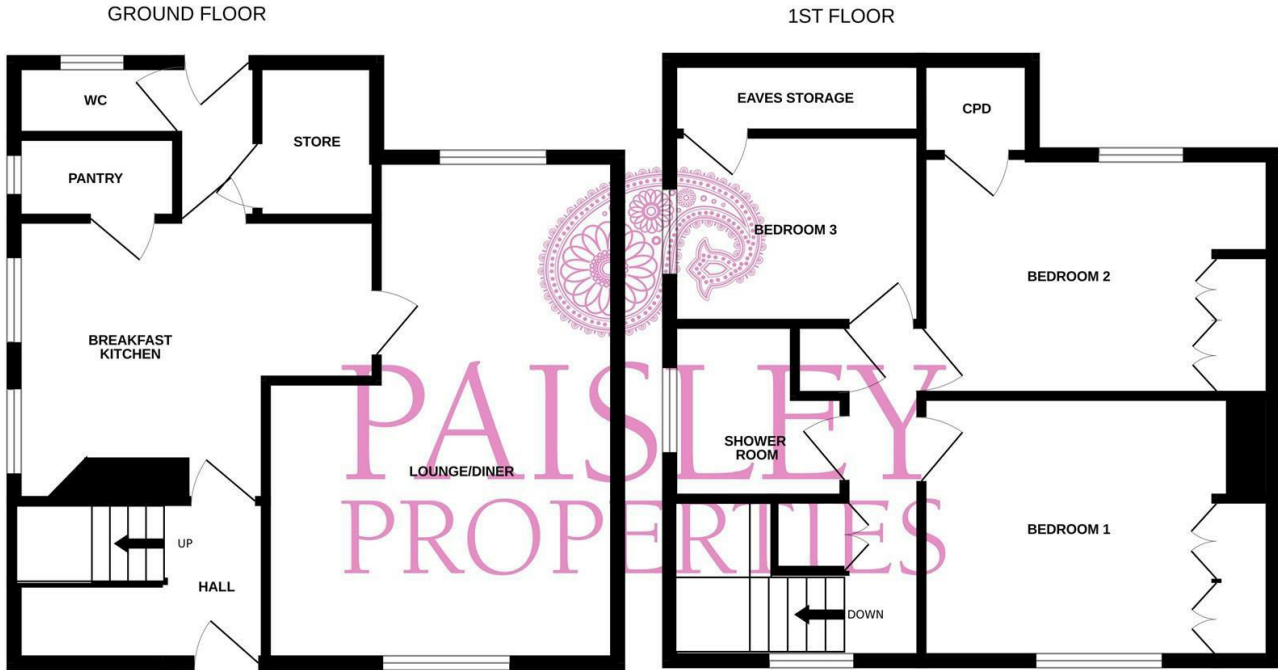
~ Paisley Mortgages ~

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

