

16 Braithwaite Street,
Staincross S75 6BD

OFFERS OVER
£150,000



**** NO ONWARD CHAIN**** HAVING HAD NEW WINDOWS RECENTLY INSTALLED AND THE EXTERNAL WALLS REPOINTED, THIS ATTRACTIVELY PRESENTED TWO BEDROOM END TERRACE PROPERTY IS READY TO MOVE INTO AND INCLUDES A PATIO GARDEN AND DETACHED GARAGE. THERE IS A KITCHEN DINER WITH INTERGATED OVEN AND HOB AND A MODERN, NEUTRAL BATHROOM. THE PROPERTY SITS IN THE MIDDLE OF THIS HIGHLY DESIRED VILLAGE WITH EXCELLENT ACCESS TO LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS, PUBS AND RESTAURANTS.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LOUNGE

You enter the property through a composite front door into this sizeable and well presented lounge which has plenty of light brought in by the newly installed uPVC double glazed window to the front which has lovely uPVC made to measure shutters. There is plenty of space for free standing furniture, there is a double radiator, coving to the ceiling, ceiling rose, chrome sockets and switches, fitted carpet and an inset, decorative opening on the chimney breast with shelving. An open doorway leads to the kitchen diner.



KITCHEN DINER 13'5" x 12'4" including the stairs

This spacious room is located at the rear of the property and has a range of modern matching wall and base units with a beach finish, complimentary rolled worktops and inset stainless steel sink with mixer tap and tiled splashbacks. There is an integrated electric oven and four ring gas hob, plumbing for a washing machine, space for an upright fridge freezer and space for a free standing dining table and dryer plus space under the stairs for storage. There is a uPVC double glazed window to the rear, uPVC door leading to the patio, low energy strip lighting and carpeted staircase leading to the first floor landing. An open doorway leads to the lounge.





LANDING 5'8" x 4'10"

Carpeted stairs ascend from the kitchen diner to the first floor landing which has carpet flooring, pendant lighting and a secured loft hatch to the ceiling. Doors lead through to the bathroom and both bedrooms.



BEDROOM ONE 13'5" x 12'4" into recess

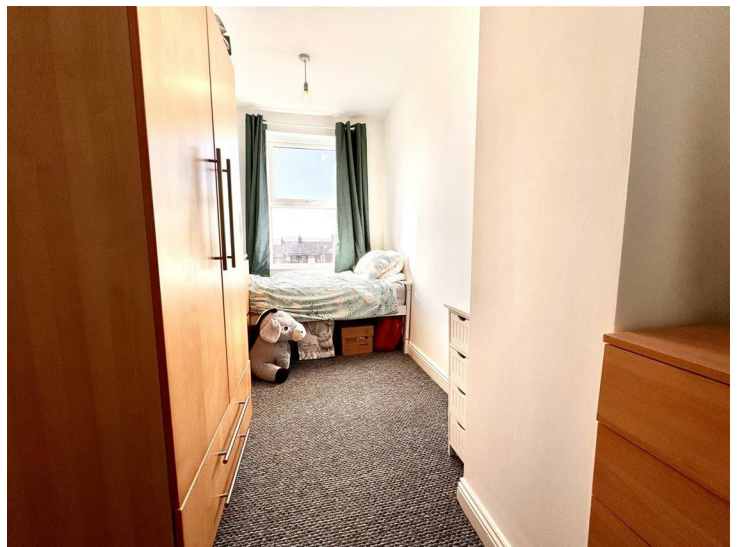
Superb sized master bedroom having a double wardrobe giving built in storage plus there is space for free standing bedroom furniture. There is a uPVC double glazed window to the front, carpet flooring and double radiator. An internal door leads to the landing.





BEDROOM TWO 13'5" x 6'4" max

This second double bedroom is located to the rear of the property with light being brought in from the uPVC double glazed window overlooking the rear patio with far reaching views over the roof tops. There is plenty of space for freestanding bedroom furniture, carpet flooring and a double radiator. There is pendant lighting and an internal door leads to the landing.



BATHROOM 8'4" max x 5'8"

This modern bathroom is located at the rear of the property and consists of a three piece white suite having tiled panel bath with mixer tap, pedestal wash basin with mixer tap and twin flush low level WC. There is neutral tiling to splash areas, a double radiator and uPVC double glazed window with obscure glass. Lighting comes in the form of a low energy bathroom ceiling light, there is vinyl flooring and an internal door leads to the landing.

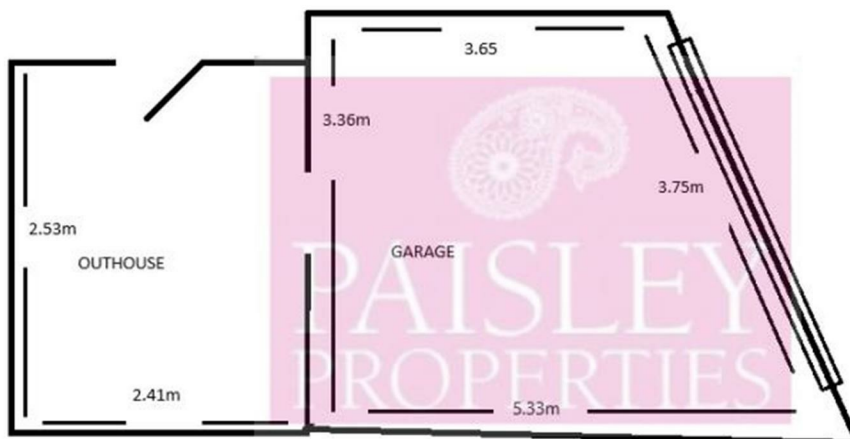


OUTHOUSE 7'10" x 8'3"

Located at the rear of the garage, this room is accessed via a private gate and has power sockets, strip lighting and a tap. There is an internal doorway to the garage.

GARAGE 11'11" extending to 17'5" x 11'0" extending to 12'

Excellent space with so many possibilities and potential. having power and light. An open doorway leads to the outhouse.



GARDEN

The rear garden is enclosed and has a paved patio. The space is great for sitting out and attracts the sun from mid morning onwards.



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley A

PROPERTY CONSTRUCTION: Brick and Stone

PARKING: Garage

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

*Broadband & Mobile - Ultrafast broadband available, check with you supplier regarding the mobile coverage

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: Access to rear through gate to get to garage pedestrian door, access to rear for neighbours

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic 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.

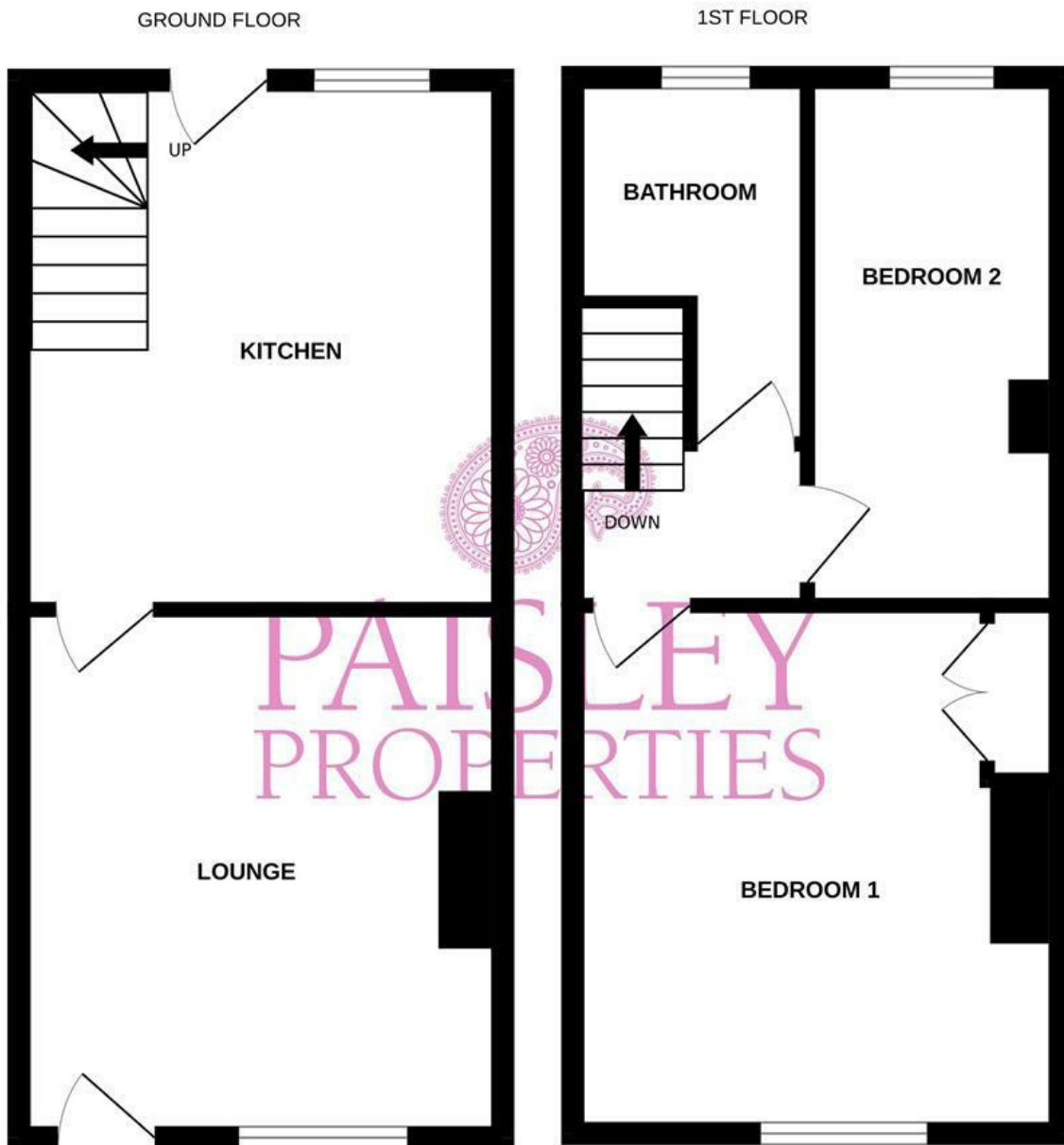
~ Paisley Mortgages ~

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.

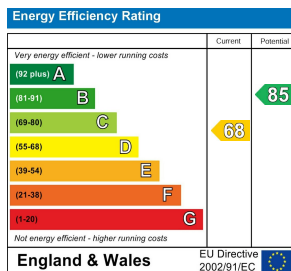
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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