

23 Hewer Way,
Mapplewell S75 6GQ

OFFERS OVER
£450,000



COMBINING GENEROUS ROOM SIZES WITH TASTEFUL MODERN DÉCOR AND A FANTASTIC OPEN PLAN KITCHEN DINING AREA, THIS MAGNIFICENT FIVE BEDROOM DETACHED FAMILY HOME IS JUST READY TO MOVE INTO AND REALLY DOES NEED TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. IT BOASTS A GROUND FLOOR BEDROOM/PLAYROOM, TWO STOREY REAR EXTENSION, A REAR ENCLOSED LANDSCAPED GARDEN AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 18'1" x 6'10" including stairs

You enter the property through a steel door into a welcoming wide hallway which has an abundance of space for removing coats and shoes on entering the property. A carpeted staircase rises to the first floor and internal doors give access to the downstairs W.C., bedroom 4/playroom, utility room, lounge and then the hallway opens out into the living/dining kitchen. There is tiled flooring with underfloor heating, a radiator and contemporary ceiling lights.



BEDROOM FIVE/PLAYROOM 10'11" x 9'5"

Formerly the garage, this extremely useful extra room has multi function use and includes a double glazed window to the front, single radiator, carpet flooring and power sockets with USB ports. An internal door leads to the hallway.



CLOAKROOM WC 5'2" x 5'1"

Another very useful space, especially when entertaining. There is a two piece white consisting of a wall mounted wash basin, twin flush close coupled WC, tiled flooring and full height tiling to two walls. There is a single radiator, inset spotlights, an extractor fan and an internal door leads to the hallway.



UTILITY ROOM 6'6",285'5" plus entrance x 8'1"

Similar to the ground floor bedroom, this is the back part that was formerly the garage. Once again, a very useful space with grey wall and base units and granite worktops matching the kitchen, plumbing for a washing machine, space for a dryer and space for an American style upright fridge freezer. There is an inset ceramic sink to the worktop and there is a combination of granite and tiled splashbacks. There is a double glazed window to the side, laminate flooring and entrance to hallway is via a useful understairs space with space for coats, an open doorway to the utility space and an internal door leading to the hallway.



LOUNGE 13'5" x 12'4" max

Delightful living room, separate from the other ground floor rooms making this an ideal quiet space for relaxing. There are double glazed windows to the front and side flooding the room with natural light and a contemporary media wall has been installed with storage nooks and fire. There is a wall mounted radiator, modern ceiling lighting, carpet flooring and an internal door leads to the hallway.



LIVING KITCHEN DINER 18'11" x 16'10" max

A truly spectacular space, ideal for entertaining, enhanced by the extension and bi fold doors leading to the garden. The kitchen itself has a fantastic range of wall and base units with a grey finish, granite work tops with inset stainless steel sink and a combination of granite and tiled splashbacks. There are numerous integrated appliances including a dishwasher, upright fridge freezer, eye level oven and combination microwave plus two hobs, one gas and one induction the gas one with extractor hood over and the induction one set into the breakfast bar and having a rising electronic extractor. There is a tiled floor continuing from the hall with underfloor heating. There is a designer upright radiator, plinth LED lights and there is open doorways to the hall and dining area.



DINING AREA 9'0" x 9'0"

Lovely area, situated at the rear of the property and located in the extension of this superb home. There is tiled flooring flowing from the kitchen area with underfloor heating, inset and ceiling lighting and French doors leading to the garden.



LANDING 19'5" x 7'1" inc stairs

A spacious and bright area with two contemporary light fittings, double radiator, carpet flooring, double glazed window to the front and loft hatch with attached folding, wooden ladder giving access to the loft space which has been professionally boarded and includes shelving. There is a storage cupboard housing the combination boiler and Internal doors lead to all bedrooms and the bathroom.



BEDROOM ONE 18'8" inc ensuite, to rear of robes x 13'9" to rear

Fantastic master bedroom with a wonderful array of matching fitted wardrobes including one quadruple and one triple, both with sliding doors. One bank of wardrobes is in the dressing area, outside of the en-suite, and has a double glazed window to the side bringing in natural light and single radiator. There is carpet flooring, two double glazed windows to the rear and contemporary ceiling lighting. There are internal doors leading to the hallway and en-suite.



EN-SUITE 8'7" x 4'6"

Good size en-suite, situated close to the dressing area and having a tiled double shower enclosure with rainwater overhead shower plus separate hose, wall mounted vanity wash basin with drawer and wall mounted taps and twin flush close coupled WC. There is full height tiling to one wall, a chrome ladder towel radiator, inset spotlights, double glazed window with obscure glass and extractor fan. There is vinyl flooring and an internal door leads to the main bedroom.



BEDROOM TWO 11'6" x 9'8" max

Second double bedroom, again with excellent storage having a fitted double wardrobe with sliding mirror doors. Natural light is brought in via the double glazed window to the front which also has open views. There is carpet flooring, a single radiator and ceiling lighting. An internal door leads to the landing.



BEDROOM THREE 9'8" x 9'8"

Third double bedroom, again with excellent storage having a fitted double wardrobe with sliding mirror doors. Natural light is brought in via the double glazed window to the rear which overlooks the garden. There is carpet flooring, a single radiator and ceiling lighting. An internal door leads to the landing.



BEDROOM FOUR 9'8" x 9'5"

Last double bedroom, again with excellent storage having a single wardrobes and bedside cupboards to either side of the bed space plus overhead storage.. Natural light is brought in via the double glazed window to the front which also has open views. There is space for freestanding bedroom furniture, carpet flooring, a single radiator and ceiling lighting. An internal door leads to the landing.



BATHROOM 11'5" x 7'2" max

Another very attractively presented room having a three piece suite in white consisting of a panelled bath with side concealed wall taps, with rainwater shower over plus separate hose, wall mounted vanity wash basin with drawer and wall mounted taps and twin flush concealed WC. There is full height tiling to two walls, vinyl flooring, inset spotlights and a double glazed window with obscure glass. There is shelving to the recess, a shaver socket and extractor fan. An internal door leads to the landing.



EXTERNALLY

There is off road, driveway parking to the front with a lawn area that could be converted to parking, however, there is plenty of road parking to the side with this house being on a corner. There is gated access to the appreciable rear garden which has a porcelain tiled patio area, lawn, decking area and brick built BBQ. The space is enclosed by timber fencing and the bi-fold doors lead back into the kitchen plus doors into the dining area.



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: £188.25 inc VAT management charge p.a.

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley E

PROPERTY CONSTRUCTION: Brick and block

PARKING: Private Driveway

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - Superfast broadband available, check the mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Garage conversion and 2 storey extension to the rear

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.

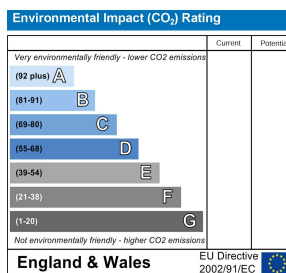
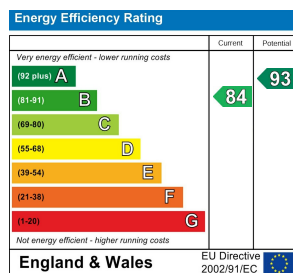
~ Paisley Mortgages ~

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.



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

PAISLEY
PROPERTIES