

9 Fulford Close,
Darton S75 5PY

OFFERS AROUND
£250,000



ENJOYING AN ELEVATED POSITION AND SITUATED IN THIS Hugely Popular Development is this Beautifully Presented, Three Bedroom Semi-Detached Home. The Property Benefits from a Delightful Living Dining Area with an Amazing Modern Kitchen with Quartz Worktops and Integrated Appliances plus a Ground Floor Cloaks. There is a Conservatory, Three Well Presented Bedrooms, Stylish Bathroom and a Lovely, Enclosed Low Maintenance Garden in addition to the Garage and Off Road Parking.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: C

PAISLEY
PROPERTIES

HALL 5'8" x 2'10"

You enter the property via a composite front door into the hall area with tiled flooring, single radiator and pendant lighting. Natural light is brought in via a double glazed side panel with obscure glass and there are internal doors to the WC and lounge.

**GROUND FLOOR WC 5'1" x 2'6"**

Lovely and useful space, located at the front of the property and having a two piece suite in white consisting of twin flush low level WC, vanity wash unit with black mixer tap, single radiator, fixed ceiling lighting and double glazed window with obscure glass. Tiling on the walls is in a brick pattern with black grout, there is laminate flooring and an internal door leads to the hall.



LOUNGE 13'9" plus recess x 13'1" max

Generous sized and well presented living room, situated at the front of the property and flooded with light brought in via the double glazed window to the front. There is laminate flooring, two wall mounted radiators and two light 'glass ball' ceiling light fittings. There is an open archway to the dining area, an open under floor storage area and stairs lead to the first flooring, ascending from an area close to the hall. An internal door leads to the kitchen.



DINING AREA 9'7" x 7'9"

Useful extra space with French doors leading to the garden and giving extra light to this space plus the lounge. There is laminate flooring flowing from the lounge, decorative coving and a contemporary 'candle' light fitting. An open archway leads to the lounge.



KITCHEN 9'10" x 7'5"

Stunning kitchen, refurbished by the present owners to a high standard. There is a range of wall and base units with a high gloss finish, quartz worktops and splashbacks with an inset stainless steel sink and mixer tap. There is a great range of integral appliances including an electric oven, induction hob and modern extractor over, upright fridge freezer, dishwasher and washing machine. There are ceiling spotlights, a double glazed window overlooking the back garden and an under stairs pantry. There is laminate flooring and doors lead to the lounge and conservatory.



CONSERVATORY 7'9" x 7'8"

Useful additional room with multi function use, which can be used all year round courtesy of the double radiator. This brick built conservatory has a tiled floor, power and light with doors to the garage and kitchen.



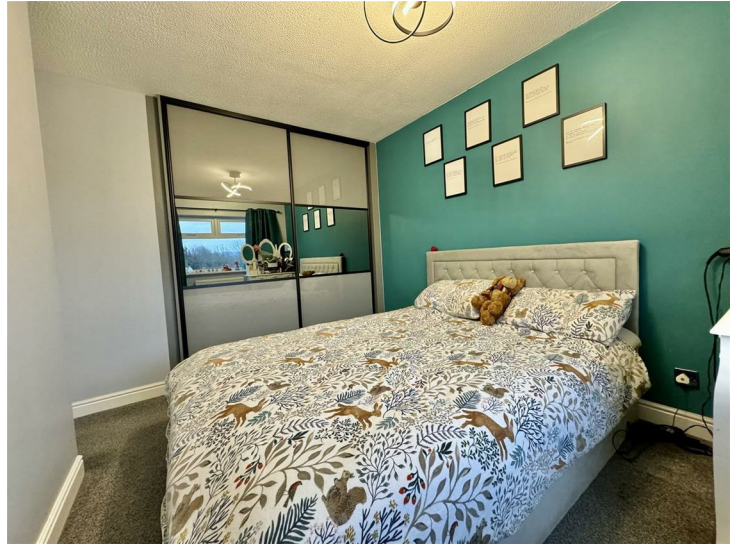
LANDING 9'8" 6'0" max

With stairs ascending from the lounge, this area has carpet flooring, double glazed window, storage cupboard and pendant lighting. There is access to the partially boarded loft and internal doors lead to all bedrooms and the bathroom.



BEDROOM ONE 12'6" to rear of robes x 8'6"

Lovely master double bedroom, situated at the front of the property with a double glazed window to the front bringing in light and offering some far reaching views. There is superb storage, having a double wardrobe with sliding doors, space for freestanding furniture, carpet flooring, radiator and contemporary ceiling lighting. An internal door leads to the landing.



BEDROOM TWO 11'1" into recess x 8'6"

Second double bedroom, located at the rear of the property with views of the garden via the double glazed window. There is space for free standing bedroom furniture, carpet flooring and single radiator. There is pendant lighting and an internal door leads to the landing.



BEDROOM THREE 7'8" x 7'1"

Third bedroom, located at the front of the property and enjoying the same elevated views as the main bedroom. There is a double glazed window, single radiator, carpet flooring and space for freestanding bedroom furniture. An internal door leads to the landing



BATHROOM 7'1" x 6'1"

Stylish modern bathroom with bang on trend fixtures, fittings and taps in black with brick design tiling to the walls with black grout. The three piece suite in white consists of a panel bath with rain shower over, mixer tap and shower attachment, shower screen and concealed wall taps, wall mounted vanity unit with drawers with mixer tap and twin flush low level WC. There is a matching black ladder radiator, spotlights in the low maintenance ceiling, and extractor fan. There is a double glazed window with obscure glass, laminate flooring and an internal door leads to the landing.



EXTERNAL

Off road parking to the front and access to the garage. There is side access to the generous rear garden, mostly low maintenance having well proportioned patio areas on difference levels and in different designs, gravelled areas enclosed by timber fence and provides lots of outside space.



GARAGE 17'5" x 8'0"

Attached single garage with power and light, up and over door, housing the boiler and with an door leading to the conservatory.

~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley C

PROPERTY CONSTRUCTION: Brick and block

PARKING: Drive and garage

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - FTTC

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: 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.

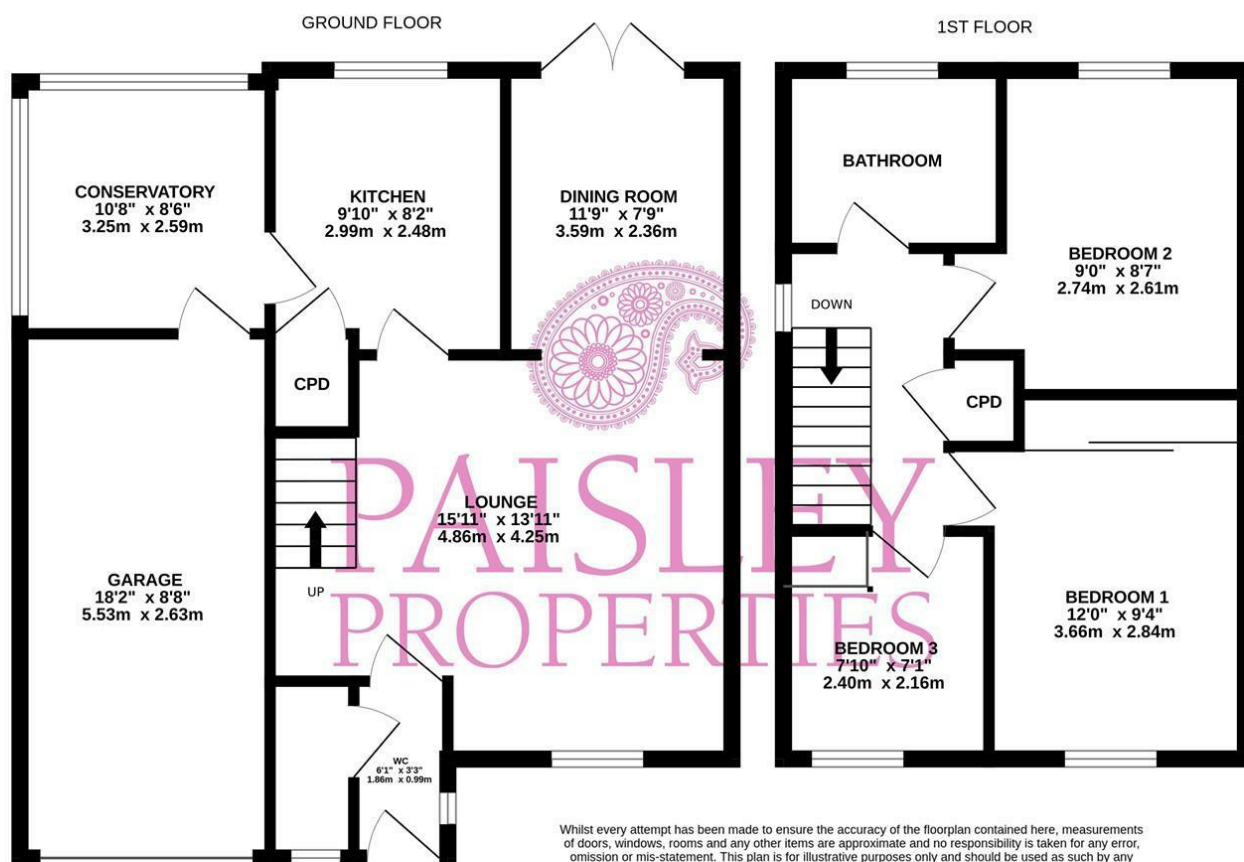
~ Paisley Mortgages ~

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. *

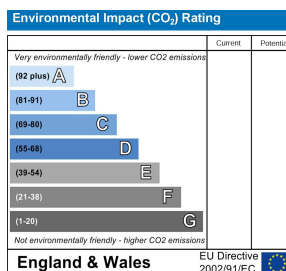
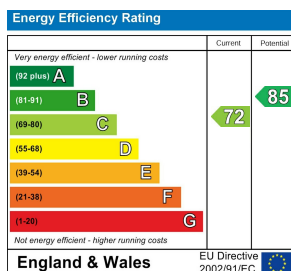
~ Paisley Surveyors ~

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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PROPERTIES