

29 Wood Street,
South Hiendley S72 9BJ

OFFERS AROUND
£210,000



THIS SUPERB TWO BEDROOM DETACHED BUNGALOW SITS ON A LOVELY PLOT
WITH FRONT AND REAR GARDENS, LONG DRIVEWAY AND SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: TBC

PAISLEY
PROPERTIES

Located on a quiet cul-de-sac on the fringes of South Hiendley is this wonderful two bedroom detached true bungalow which briefly comprises: - entrance hall, cloakroom, lounge, dining room, kitchen, two double bedrooms and bathroom. The bungalow sits behind a pretty front garden, has a long gated driveway which runs up the side of the property to a detached single garage and has a lovely landscaped rear garden with patio, lawn and pebbled seating area.

ENTRANCE HALL 4'4" apx x 3'10" apx

You enter the property through a uPVC door into an entrance hallway. A door opens from here into a handy cloakroom which offers the perfect space to store coats, shoes and other household items. The cloaks room also has the potential to be home to a separate W.C. This cloakroom measures 1.33m apx x 1.03m apx.

A further door leads from the entrance hall to the lounge.

LOUNGE 14'10" apx x 10'2" apx

This spacious lounge has two front facing windows overlooking the quiet street and an attractive stone feature fireplace which houses a gas fire. There is plenty of space for a selection of freestanding furniture and there is has a large opening to the dining room making it a wonderful social space. A door leads to the entrance hall.





DINING ROOM 9'10" apx x 9'3" apx

Providing the perfect space for a table and chairs this dining room would also lend itself well to a study / hobby area if desired or a separate snug. There is a high level side facing window and doors which lead to the kitchen and inner hall.



KITCHEN 9'10" apx x 8'3" apx

Fitted with a range of cream and wood effect wall and base units, roll top wood effect work surfaces, tiled splash backs and a stainless steel sink and drainer this kitchen also has space to accommodate a free standing oven, fridge freezer and washing machine. There is a handy storage cupboard to one corner, a side facing window, vinyl parquet effect flooring and a door which leads to the dining room. A uPVC external side door opens to the driveway.



INNER HALL 5'7" apx x 3'5" apx

The inner hall sits at the heart of the home and has doors leading to the two bedrooms, bathroom and dining room. There is a ceiling hatch providing access to the loft.

BEDROOM ONE 11'1" apx x 10'8" apx

Positioned to the rear of the property this double bedroom enjoys views over the garden from its window and is also flooded with natural light with it being south facing. There is ample space to house a range of bedroom furniture and a door leads to the inner hall.

**BEDROOM TWO 13'9" apx x 8'2" apx**

A second double bedroom, also located at the rear of the property, this room also enjoys an outlook over the garden from its window. There is again room to accommodate a range of furniture and a door leads to the inner hall.

**BATHROOM 13'6" apx x 5'6" apx**

Comprising of a three piece suite including bath with electric shower over, pedestal hand wash basin with hot and cold taps and a low level W.C this bathroom is fully tiled and has a side facing obscure glazed window. There is vinyl flooring under foot and a door leads to the inner hall.



FRONT GARDEN

The front garden is mainly laid with lawn and has planted flower bed borders.

DRIVE AND GARAGE

The driveway runs up the side of the bungalow to a single detached garage with up and over door. There is a gate which encloses the rear of the property and to the gable end of the bungalow is access to the boiler and electric cupboards.



REAR GARDEN

To the rear of the property is a superb garden with patio, lawn, large pebbled seating area and planted flower bed borders.



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley Tax Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

None known

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notice

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Unknown

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS 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.

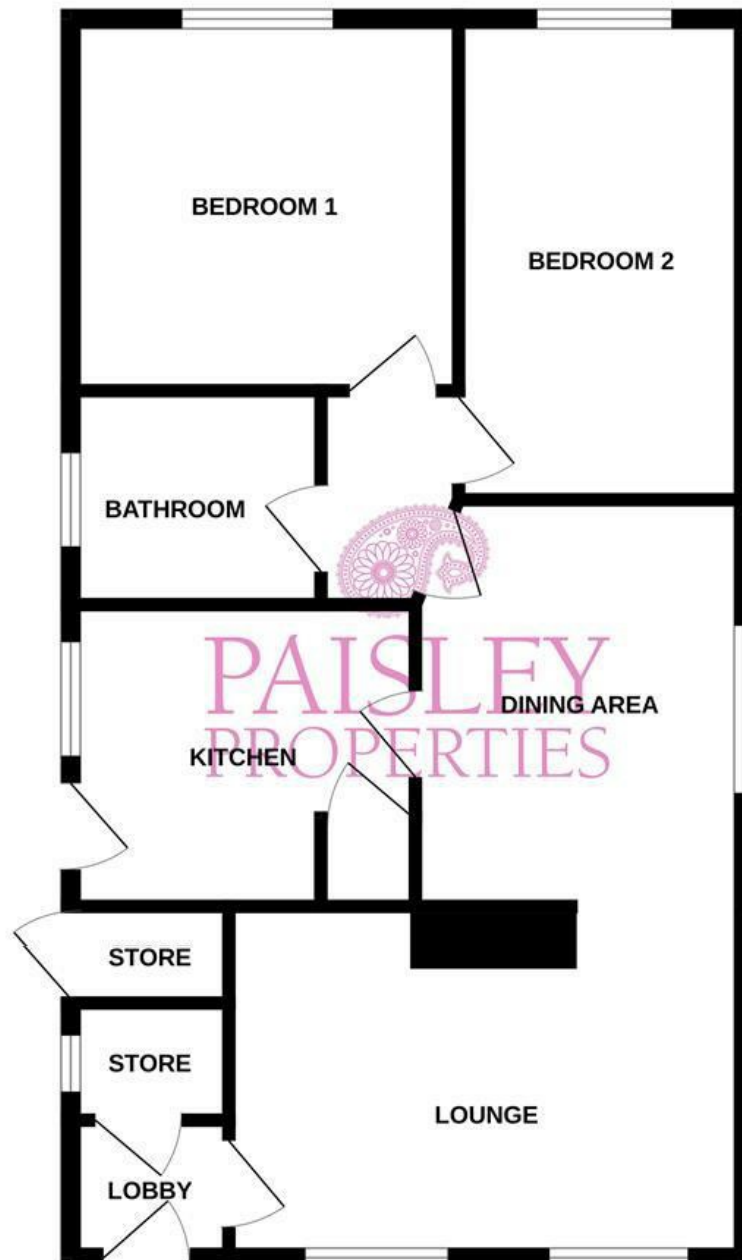
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk 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		65	82
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			

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