

5 Highgrove Court,
Carlton S71 3RW

OFFERS AROUND
£220,000



AN ATTRACTIVELY PRESENTED, FOUR BEDROOM SEMI-DETACHED HOME HAVING A DELIGHTFUL SEMI OPEN LOUNGE AND KITCHEN DINING AREA WITH INTEGRATED APPLIANCES PLUS FRENCH DOORS TO THE GARDEN. ON THE FIRST FLOOR THERE ARE THREE WELL PRESENTED BEDROOMS AND STYLISH BATHROOM WITH THE MAGNIFICENT MASTER BEDROOM PLUS EN-SUITE ON THE SECOND FLOOR. EXTERNALLY THERE IS PARKING TO THE FRONT, DETACHED GARAGE AND GARDEN TO THE REAR WITH OPEN VIEWS.

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

PAISLEY
PROPERTIES

HALL 9'6" x 3'5"

You enter the property through a composite front door into this welcoming hallway with herring bone laminate flooring, single radiator, pendant lighting and coving to the ceiling. A carpeted staircase leads to the first floor landing and internal doors lead to the cloakroom and kitchen diner.



CLOAKROOM 6'1" x 2'11"

Useful room, situated off the hallway and meaning that there is a WC on each of the floors. There is a corner pedestal wash basin with mixer tap, twin flush low level WC, ceiling lighting and vinyl flooring. Natural light is brought in via the frosted double glazed window, there is tiling to splashbacks and a single radiator. An internal door leads to the hallway.



KITCHEN DINER 17'2" x 12'0" narrowing to 8'4"

Good size kitchen diner, located at the front of the property and natural light brought in via the double glazed window to the front. The kitchen has a good range of modern matching wall and base units with a light grey gloss finish, complimentary sparkle work tops, matching splashbacks and tiling in a brick design with an inset stainless steel sink and mixer tap. Integrated appliances come in the form of a washing machine, dishwasher, electric oven, four ring gas hob and stainless steel extractor hood over. There is herringbone laminate flooring which flows from the hall, a double radiator and under stairs cupboard. An internal door leads to the hallway and a double opening leads to the lounge.



LOUNGE 15'8" x 10'4"

Generous sized living room, located at the rear of the property, light and airy with natural light brought in via the double glazed window to the rear and French doors which lead to the garden. The herring bone flooring continues from the kitchen into this room, there are two wall mounted radiators, coving to the ceiling and under stairs cupboard for storage.



LANDING 13'0" x 6'6" max including stairs

Stairs ascend from the hall to the first floor landing, which has carpet flooring, pendant lighting and internal doors to the three bedrooms on this floor and house bathroom.



BEDROOM TWO 14'7" x 8'10"

Good size double bedroom, situated at the rear of the property and enjoying views of the garden and open fields beyond via the double glazed window. There is plenty of space for freestanding bedroom furniture, carpet flooring and a wall mounted radiator. An internal door leads to the landing.



BEDROOM THREE 12'9" x 8'11"

Another excellent double bedroom, this time situated at the front of the property and having natural light brought in via the double glazed window. There is plenty of space for freestanding bedroom furniture, carpet flooring and single radiator. An internal door leads to the landing.



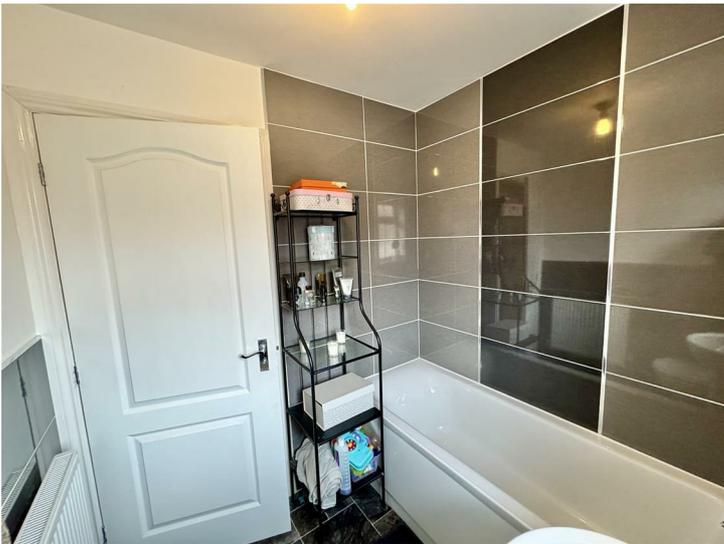
BEDROOM FOUR 10'5" into recess x 6'6"

Once again, located at the rear of the property and enjoying views of the garden and beyond, this room is ideal as a single bedroom or office and has laminate flooring, a wall mounted radiator and space for freestanding bedroom furniture. An internal door leads to the landing.



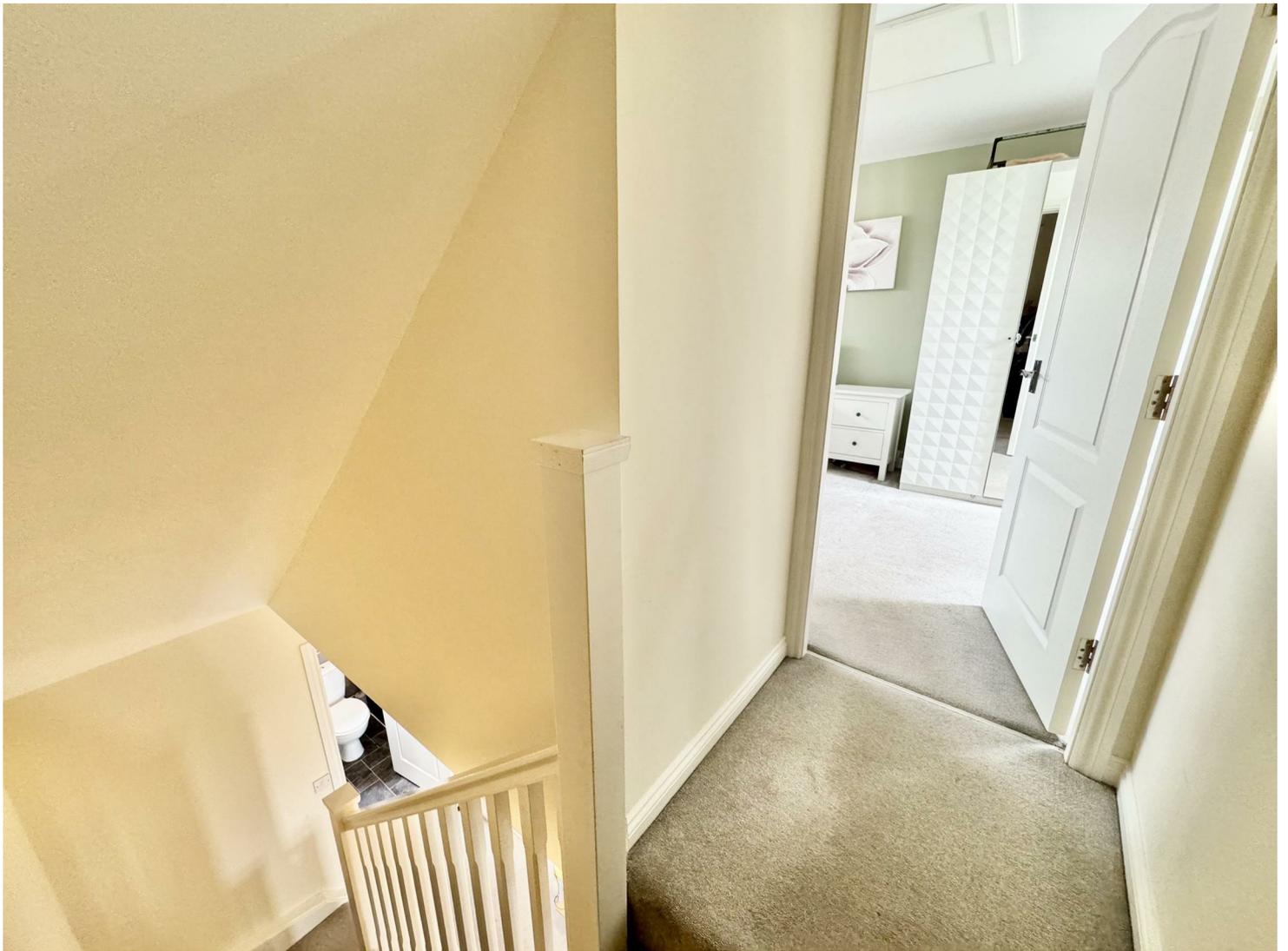
HOUSE BATHROOM 6'5" x 6'0"

Stylish house bathroom having a three piece suite in white consisting of a panel bath, pedestal wash basin with mixer tap and twin flush low level WC. Natural light is brought in via the frosted double glazed window, there is vinyl flooring, an extractor fan and single radiator. The grey tiling to the walls and splash areas is broken up by an attractive metallic border and there is ceiling lighting. An internal door leads to the landing.



SECOND FLOOR LANDING

A carpeted staircase leads from the first floor landing to this second floor landing which gives access to the main bedroom.



BEDROOM ONE 19'10" x 12'2" maximum plus cupboard

Spectacular master bedroom, located on the top floor and flooded with light via the dormer and Velux windows. There is plenty of space for free standing bedroom furniture in addition to the under eaves, cupboard and loft storage options. There is carpet flooring, a wall mounted radiator and two modern ceiling lights. Internal doors lead to the landing and en-suite.



EN-SUITE 6'3" x floor space, limited headroom x 6'4"

Lovely en-suite, having a three piece suite in white consisting of tiled shower enclosure with overhead rain shower and separate hose, pedestal wash basin with mixer tap and twin flush low level WC. Natural light is brought in via the Velux window, there is laminate flooring, a single radiator and ceiling lighting. Grey tiling on the walls is to dado height and an internal door leads to the bedroom.



EXTERNALLY

To the front of the property there is attractive areas of slate, giving parking and intercepted by a path leading to the front door and leading round the side of the property to the rear garden. There is also a detached garage with parking directly outside. The enclosed rear garden has a flagged patio, lawn and decking area, with external power supply attached to the property and at the rear of the garden.



GARAGE 21'7" x 8'7"

Situated next to the property, this good size garage offers parking and storage options and has power and light.



~ Material Information ~

TENURE:
Freehold

LEASEHOLD:
Garage on lease

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.
Ground rent - £xxx per annum
Service charge - £xxx per annum
Estate/development charge - £xxx per annum
Shared area maintenance charge - £xxx per annum
Non mains heating or sewerage costs: £xxx per annum

COUNCIL AND COUNCIL TAX BAND:
Barnsley C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and driveway

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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 notices
*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 - Suggested speeds up to 100 mbps

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

~ 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.

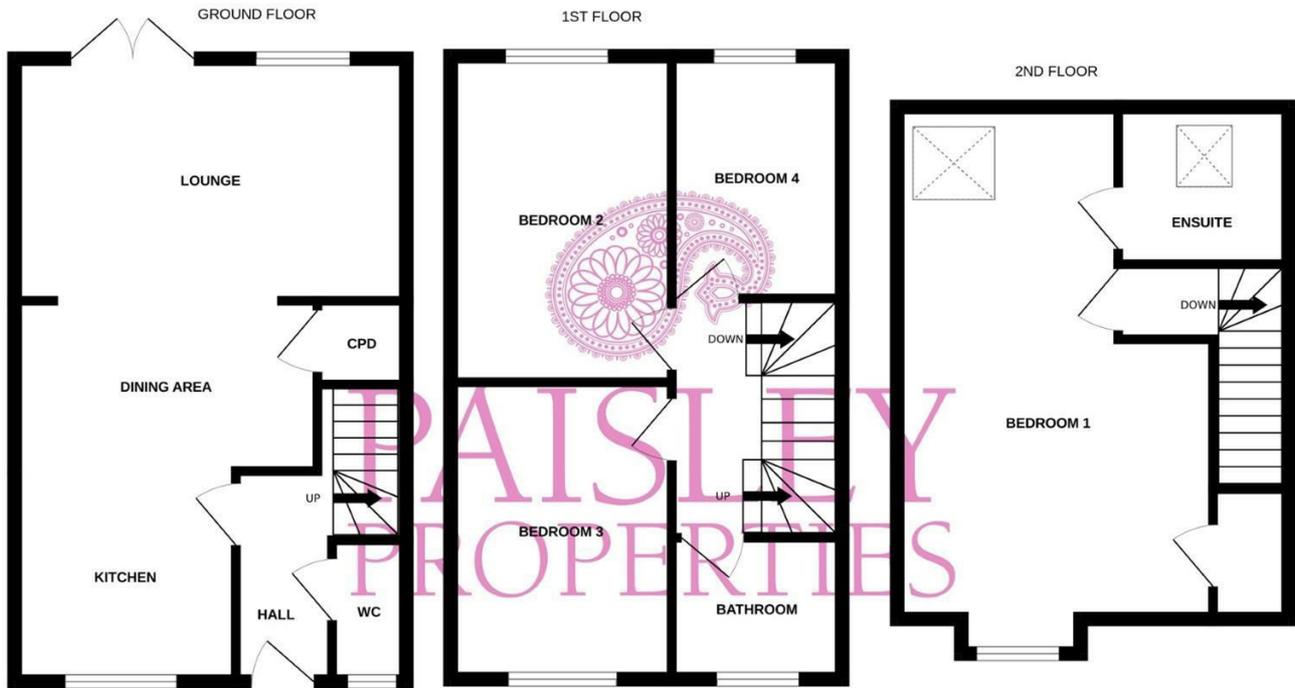
~ Paisley Mortgages ~

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.

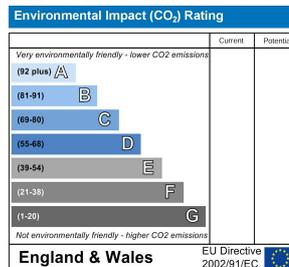
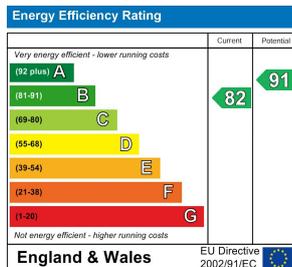
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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