

2 Bretton Way,  
Monk Bretton S71 2GJ

OFFERS AROUND  
£320,000



AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY FINISHED TO A PRISTINE STANDARD THROUGHOUT, BOASTING SPACIOUS AND CONTEMPORARY LIVING ACCOMODATION OVER THREE FLOORS INCLUDING AN AMAZING NEWLY BUILT ORANGERY, FANTASTIC LOUNGE, STYLISH DINING KITCHEN AND AN ENCLOSED AND RECENTLY IMPROVED GARDEN AND OFF ROAD PARKING.

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

PAISLEY  
PROPERTIES



Boasting an exclusive feel, immaculately presented with contemporary décor and neutral tones throughout, is this fabulous four double bedroom detached property. Having planning permission for a side extension/garage/utility room and recently updated to include an amazing new Orangery with underfloor heating which beautifully complements the spacious living accommodation over three floors which briefly comprises:- welcoming entrance hall, downstairs W.C, cosy lounge, modern dining kitchen, orangery, four double bedrooms, luxurious en-suite, excellent house bathroom, attractive shower room and a recently improved and landscaped garden. To the side of the property sits a lawn next to a drive that provides off road parking for multiple vehicles. Bretton Way is the perfect setting for your next home, having a host of amenities close by.

### **ENTRANCE HALLWAY**

You enter the property through a part glazed composite door, welcoming you inside with under stairs storage provided to hold your coats, shoes and more. The spacious hallway could easily accommodate freestanding furniture. A black hard wear mat flows through to a neutral carpet, leading you to the staircase ascending to the first floor. The hall is brightly lit with pendant lighting and doors leading you to the lounge, kitchen and downstairs W.C

### **DOWNSTAIRS W.C 5'4" x 2'11"**

This conveniently located guest WC, is fitted with a white low level WC, matching hand wash basin and grey tiled splashback. There are spotlights to the ceiling and white tiles underfoot complete the room. The obscure window to the rear allows the natural light to flow in and a door leads to the entrance hallway



### **LOUNGE 12'2" x 15'9" max**

This beautifully presented living area sits to the front of the property and boasts a cosy and homely feeling. Having ample space to accommodate freestanding furniture it is brought to life with natural light through dual aspect windows and pendant lighting. The fitted grey carpets are carried throughout the living area leading you back through to the entrance hall.



### **KITCHEN 15'9" x 9'4"**

Flooded with natural light from the windows which offer garden views, this kitchen is fitted with grey wall and base units, tiled splashback, wooden worktops and ceramic sink. There is a fitted oven with four gas hobs, integrated dishwasher, fridge freezer, and washing machine. White tiles underfoot and spotlights to the ceiling bring this room together with external doors leading you to the orangery and an internal door leading to the entrance hallway.



### **ORANGERY 13'1" x 11'1"**

This stunning new addition to the property, is a high standard extra space with multiple uses . It benefits from underfloor heating, self clean thermal glass on the roof and power points within. External doors lead you to the fabulous rear garden and an internal door leads to the kitchen.



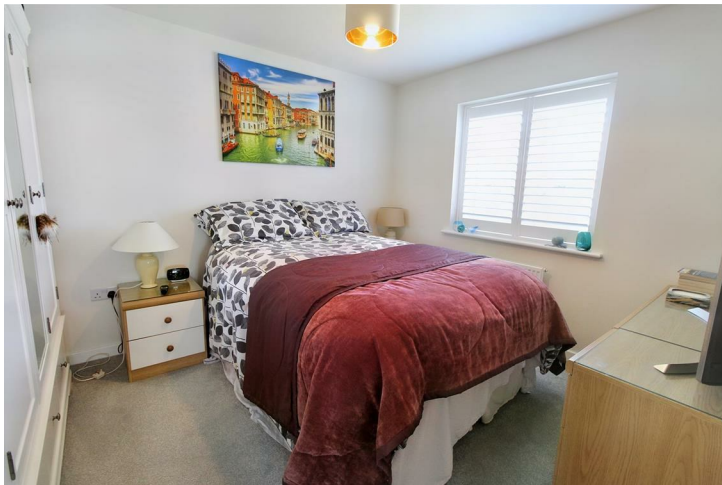


### **FIRST FLOOR LANDING**

With stairs ascending from the entrance hallway the fresh grey carpet flows up the stairs and pendent lighting brightens up the space. The doors lead you through to the house bathroom, bedroom number one and two.

### **BEDROOM ONE 11'1" x 9'8"**

Located at the front of the property sits a bright double bedroom which is decorated with peaceful colours and has more than enough space for all your furniture. The front facing windows look out to the cul-de sac below. The pendant lighting and neutral shades complete the look. Doors lead to the ensuite and the first floor landing.



### **ENSUITE 4'2" x 9'6"**

Comprising white marble effect tiling from top to bottom, this room is covered in natural light. With separate shower, wash hand basin and low rise WC included. The spotlights really complete the look. The door opens in to the hallway.



**BEDROOM TWO 9'11" x 15'9"**

Another great sized double bedroom facing the side of the property with a window overlooking a beautiful lawned area below. This room carries on the theme of bright neutral colours also providing the floor space for wardrobes and drawers. The door opens on to the first floor landing.



**HOUSE BATHROOM**

Located within easy reach of the first floor bedrooms is this tasteful partially tiled white textured bathroom. Having a white side panelled bath with thermostatic shower over and glass screen to the side, this bathroom is light and bright courtesy of its obscured glazed window, spotlights to the ceiling and neutral textured tiles create a modern feel. The door leads you out to the first floor landing.





## SECOND FLOOR LANDING

Stairs ascend from the first floor to the second floor landing, with grey carpets under foot and pendant lighting. Doors lead to the third and fourth bedrooms and the house shower room.

## BEDROOM THREE 9'9" x 15'10" max

This gorgeous third bedroom, located to the front of the property is currently used as a relaxation area to unwind at the end of a day. This generously sized room could easily accommodate bedroom furniture. This could also be a study, home office, snug or an extra reception room. A door leads to the second floor landing.



### **BEDROOM FOUR 13'6" x 9'11" max**

This spacious fourth bedroom is located to the front of the property and is extremely versatile as it is currently set up as an extra living space. This room has more than enough space to accommodate multiple pieces of bedroom furniture. Having been thoughtfully designed, it is equipped with pendant lighting and neutral carpet underfoot. A door leads to the landing.



### **HOUSE SHOWER ROOM**

This modern shower room is beautifully presented, having white and cream speckled tiles throughout, a low level WC and hand wash basin with mixer taps and separate shower with folding doors giving the room a quirky feel. The bathroom also includes a stylish mirrored storage area above the WC and spotlights illuminate the room. A door leads to the landing.



### **GARDEN**

This spacious, tiered low maintenance garden is the ideal spot to de-stress. Adjacent to the house is a composite decked area leading out from the Orangery, a step down is presented with beautiful potted plants whilst the lowest tier has the perfect space for a seating area being enclosed by the fencing to the back. At the bottom of the garden sits a large shed, perfect for all your gardening tools. Along the left side of the garden is a manicured raised bed with various colourful plants next to the artificial lawn making the setting very calming.

### **EXTERNAL FRONT AND SIDE**

To the side of the property sits a small artificial lawned area surrounded by white pebbles, making the property very attractive. Adjoining the lawn is a pristine driveway, giving off road parking for one vehicle.





## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: BARNSLEY COUNCIL BAND D

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas central heating

\*Broadband & Mobile - Sky

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK: Very low risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historical 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.

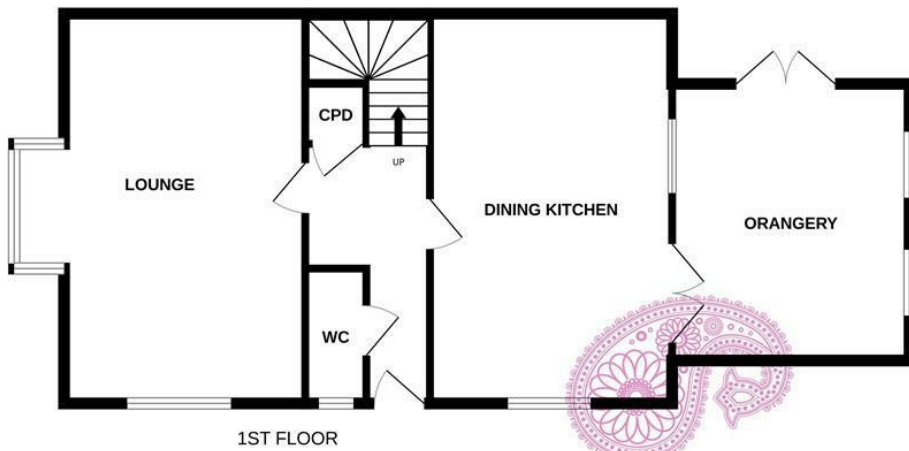
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



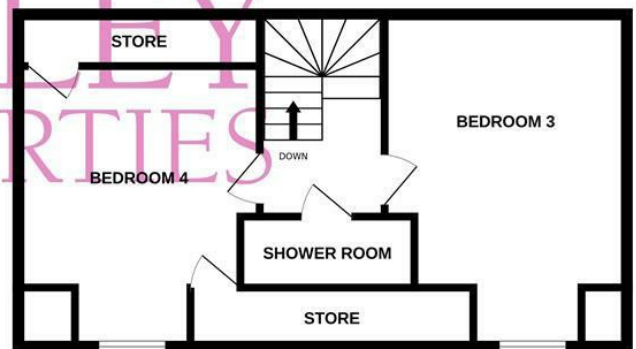
GROUND FLOOR



1ST FLOOR




2ND FLOOR



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) <b>A</b>			84 → 93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-30) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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