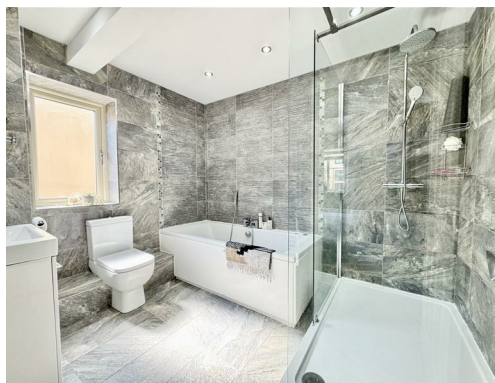


2 South View New Road,
Staincross S75 6GP

OFFERS IN THE REGION OF
£290,000



AN ATTRACTIVELY PRESENTED, RECENTLY BUILT FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH SPACIOUS ROOM SIZES OVER FOUR FLOORS WHICH IS BEAUTIFULLY DECORATED AND READY TO MOVE INTO. THE PROPERTY BOASTS AN ENCLOSED REAR GARDEN, ATTACHED SINGLE GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

HALLWAY 16'11" x 5'9" max inc under stairs

You enter the property via a composite door into this long, welcoming hallway which gives access to the ground floor bedroom. Having easy to clean tiled flooring, there is a useful under stairs area to place coats and shoes, a double radiator and internal access to the garage. A carpet staircase takes you to the upper floors.

**GROUND FLOOR BEDROOM 15'11" max into recess x 9'6" max including en-sui**

Such a versatile and multi function room, this ground floor bedroom, with the addition of the en-suite, would be perfect as a teenager space, multi generational living or as an office. There is carpet flooring, a double radiator and a double glazed window to the side bringing in natural light. Internal doors lead to the hallway and en-suite.



EN-SUITE SHOWER ROOM 5'10" x 5'5"

Having a three piece suite in white consisting of a tiled corner shower enclosure with electric shower, vanity wash basin with storage under and mixer tap plus a twin flush low level WC. There is tiling on the walls to dado height with an attractive mosaic border, tiling on the floor and a chrome towel radiator. There is an extractor fan and an internal door leads to bedroom four.



FIRST FLOOR LANDING 16'7" x 6'3" max including stairs

Stairs ascend from the hallway to this long first floor landing having a double glazed window to the front bringing in lots of natural light and giving the first glimpse of those views. There is carpet flooring, a single radiator, stairs leading up and down and internal doors to the kitchen and lounge.



LOUNGE 15'11" x 12'8" max

Impressive living room and having French doors which both bring in plenty of natural light in addition to the double glazed window and afford access to the low maintenance rear garden. There is carpet flooring, a double radiator and laminate flooring. An internal door leads to the landing



BREAKFAST KITCHEN 14'3" x 9'2"

Delightful breakfast kitchen with the added feature of having French doors and Juliette balcony to make the most of the sun and south facing views. The kitchen has a range of wall and base units with a neutral gloss finish, complimentary wood effect worktops and one and a half bowl composite sink and mixer tap with tiled splashbacks. The numerous integrated appliances come in the form of an electric oven, ceramic hob and stainless steel and curved glass extractor hood over, under counter fridge and freezer plus a dishwasher. There is a double radiator and space for a table and chairs adjacent to the French door where you can also find a high level electric socket and aerial point for a wall mounted TV. There is wood effect tiling on the floor and an internal door leads to the landing.



SECOND FLOOR LANDING 16'7" x 6'3" max inc stairs

Stairs ascend from the first floor landing to the second floor landing which like the one below, attracts excellent views via the double glazed window to the front. There is carpet flooring, a single radiator and internal doors to the two bedrooms and bathroom.



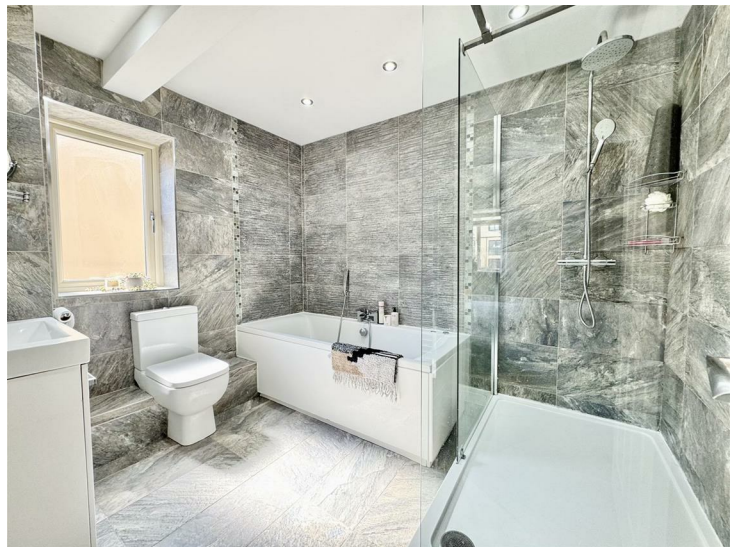
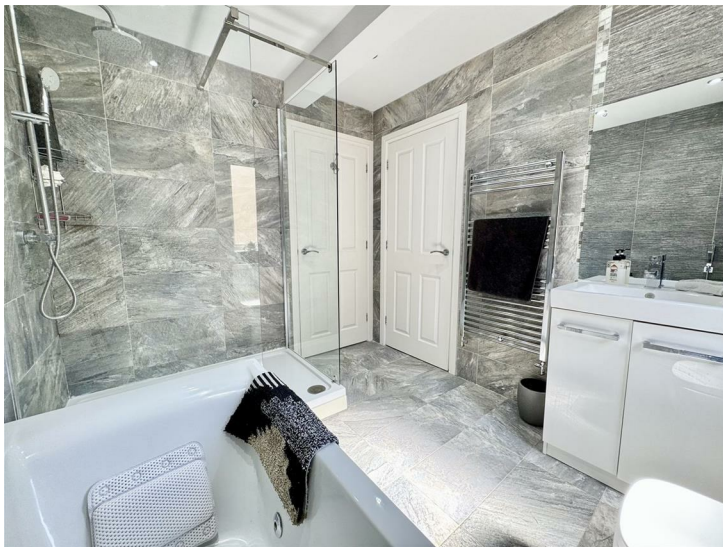
BEDROOM TWO 15'11" x 10'7"

Impressive second or guest double bedroom with two double glazed windows flooding the room with natural light and giving views of the garden. There is carpet flooring and single radiator and door into the well appointed Jack and Jill bathroom. Internal doors lead to the bathroom and landing.



JACK AND JILL BATHROOM 9'3" x 7'8"

Superbly appointed and stylish bathroom, giving access to the landing for the family and the occupiers of bedroom two. There is a four piece suite in white consisting of a Jacuzzi bath with mixer tap and shower attachment, separate double shower enclosure with rainwater shower and hose, a vanity wash basin with storage and mixer tap plus a twin flush low level WC. There is full height tiling to the walls, tiling to the floor, a chrome ladder towel radiator and double glazed window with obscure glass. There is an extractor fan and internal doors take you to the landing and bedroom two.



BEDROOM THREE 9'4" x 8'5"

Well proportioned third bedroom with space to fit a small double or single bed plus bedroom furniture. Being at the front of the property, this room enjoys those fabulous views via the double glazed window which also brings in plenty of natural light. There is carpet flooring, a single radiator and an internal door leads to the landing.



TOP FLOOR BEDROOM 20'0" maximum, limited headroom x 12'8" max inclus

Stairs ascend from the second floor landing onto the third floor landing and via an internal floor into this magnificent space. Along with the various layouts this home offers, this room also could be used as a master suite or children's bedroom, which it is currently. There is carpet flooring and a double radiator however the star of the show are the three roof windows, the two front ones providing outstanding far reaching views. Internal doors lead to the en-suite and third floor landing.



ENSUITE 6'7" x 5'8"

Having a three piece suite in white consisting of a tiled corner shower enclosure with electric shower, vanity wash basin with storage under and mixer tap plus a twin flush low level WC. There is tiling on the walls to dado height with an attractive mosaic border, tiling on the floor and a chrome towel radiator. There is an extractor fan, roof window, and an internal door leads to bedroom four.



GARAGE 17'7" x 9'6"

Good size integrated garage with utility functions having worktop space with plumbing for a washing machine and space for a dryer and under counter freezer. There is power and light, an electric garage door and an internal door leads to the ground floor hallway.

EXTERNALLY

To the front there is off road parking for two vehicles leading to the attached garage. There is side access leading to the elevated, low maintenance rear garden having a decked area directly outside the French doors to the lounge, an artificial grass lawn leading to the paved patio, a lovely area to enjoy the south facing sun.



~ 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 C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
None

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

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 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.

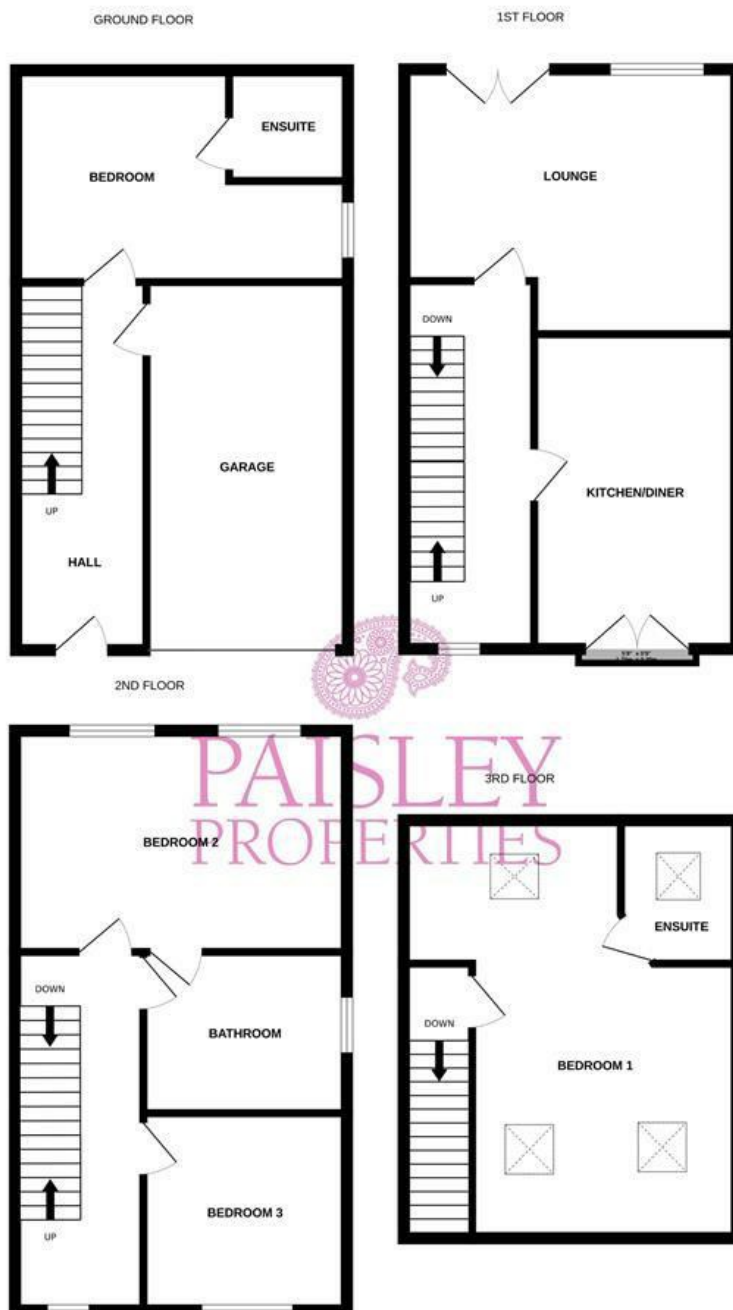
~ Paisley Mortgages ~

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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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		81	88
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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PAISLEY
PROPERTIES