

23 Pye Avenue,  
Mapplewell S75 6AQ

OFFERS OVER  
£85,000



**\*\*NO ONWARD CHAIN\*\*** RIPE FOR RENOVATION THIS THREE BEDROOM MID TERRACE PROPERTY IS JUST BURSTING WITH POTENTIAL AND BENEFITS FROM EXCEPTIONAL GARDEN SPACE, GARAGE AND OFF ROAD PARKING. HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING, AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES



### **LOUNGE 12'9" x 12'11"**

You enter the property through a uPVC door into this good size reception room. There is laminate flooring, a wall mounted double radiator with natural light brought in via the uPVC double glazed window to the front. There is pendant lighting, and an internal door leads to the kitchen.



### **KITCHEN DINER 13'1" max x 9'10" max**

Located at the rear of the property this kitchen diner has a range of maple fronted wall and base units, complimentary rolled worktops, inset stainless steel sink with mixer tap and tiled splashbacks. There is an electric point and space for a cooker, plumbing for a washing machine and space for a fridge freezer. With tiled flooring underfoot, there is plenty of space for a dining table and chairs with natural light is brought in via the uPVC double glazed window to the rear. There is a wall mounted single radiator, coving to the ceiling and uPVC double glazed door leading to the rear. An internal door leads to the lounge and a staircase to the first floor.



### **LANDING 13'1" x 5'4" max inc stairs.**

Stairs ascend from the rear of the kitchen to this first floor landing with laminate flooring, a wall mounted single radiator, pendant lighting with natural light coming from the uPVC double glazed window to the rear. Internal doors lead to the shower room and the two bedrooms on this floor, with a staircase taking you to the second floor.





### **BEDROOM ONE 12'10" x 7'3"**

First of two double bedrooms on this floor, this one at the front of the property and having a built in double wardrobe, space for freestanding bedroom furniture and a uPVC double glazed window bringing in natural light. There is pendant lighting and an internal door leads to the landing.



### **BEDROOM TWO 9'10" x 7'7"**

Second double bedroom on this floor, this time at the rear with the uPVC double glazed window giving excellent views of the garden and beyond. There is laminate flooring, a wall mounted single radiator, pendant lighting and the boiler is also located here. An internal door leads to the landing.

### **SHOWER ROOM 9'9" x 5'4"**

This is the most recently refurbished room and has a three piece suite in white consisting of a tiled shower cubicle with thermostatic shower having rain water shower overhead plus separate hose, pedestal wash basin with mixer tap and low level WC. The walls and ceiling have low maintenance pVC panelling with the ceiling also having inset spotlights. There is a chrome towel radiator, vinyl tiled floors, and extractor fan. An internal door leads to the landing.



### **ATTIC ROOM 13'1" x 11'10"**

Stairs ascend from the first floor landing to this superb double bedroom sized room, located on the second floor and having a uPVC double glazed dormer style window giving excellent views of the garden and beyond. There is laminate flooring, a wall mounted single radiator and under eaves storage space.



### **EXTERNALLY**

Directly outside the rear door there is a patio area with garden gate. There is an unadopted road that leads round to the back where the garage and parking can be found, directly opposite the property plus there is a hugely impressive garden space, similar to the inside, with huge potential.









**~ 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 A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

RIGHTS AND RESTRICTIONS:  
Grade 11 listed / In a conservation area / Tree Preservation Order / The property has a right of access over neighbouring land / Neighbours have a right of access over the property's 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

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 ~**

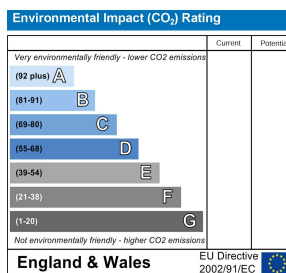
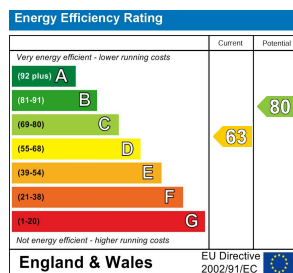
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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