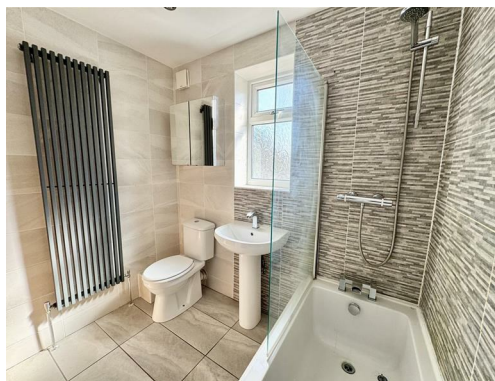


214 Darton Lane,
Mapplewell S75 6AJ

OFFERS AROUND
£150,000



****NO ONWARD CHAIN**** THIS THREE BEDROOM MID TERRACE PROPERTY NEEDS A LITTLE UPDATING AND COMES WITH AN AMAZING SUMMER HOUSE COMPLETE WITH SHOWER ROOM. THERE IS A KITCHEN DINER WITH INTEGRAL APPLIANCES, ATTRACTIVE LOUNGE, STYLISH GROUND FLOOR BATHROOM AND ON THE FIRST FLOOR THE MAIN BEDROOM, SECOND BEDROOM WITH A DOUBLE SIZED BEDROOM ON THE SECOND FLOOR. EXTERNALLY THERE IS A PATIO, THE SUMMER HOUSE AND A PATH TO THE REAR GATE

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY
PROPERTIES

PORCH 4'3" x 3'5"

You enter the property through a composite front door into this handy porch, an ideal place to leave shoes and coats. There is laminate flooring underfoot an internal door leads to the lounge.

**LOUNGE 13'1" x 12'11" max into recess**

Excellent sized living room, located at the front of the property with plenty of natural light brought in via the uPVC double glazed window to the front. There is laminate flooring and a contemporary log effect fire giving a focal point to the room. There is a double radiator and an internal door leads to the porch with an open doorway leading to the kitchen diner.



KITCHEN DINER 13'1" x 9'10"

Well proportioned kitchen diner having a range of beech effect wall and base units, complimentary rolled worktops and inset stainless steel sink with mixer tap and tiled splashbacks. Cooking comes in the form of an electric oven, four ring gas hob with stainless steel extractor over and there is space for a fridge freezer, plumbing for a washing machine and space for a table and chairs. There is a tiled floor and natural light is brought in via the uPVC double glazed window to the rear. An internal door leads to the rear lobby and an open doorway to the lounge with a carpeted staircase leading to the first floor.



REAR LOBBY 4'0" x 2'11"

Useful area, having laminate flooring internal doors to the kitchen and bathroom.



BATHROOM 8'2" max x 7'6"

Modern ground floor bathroom, located at the rear of the property and having a three piece suite in a neutral colour consisting of a pedestal wash basin with mixer tap, panelled bath with thermostatic show over plus glass screen, and twin flush low level WC. There is a designer upright radiator and tiled flooring. Tiling on the wall is to full height, there is a double glazed window with obscure glass to two aspects. There is an extractor fan and an internal door leads to the inner lobby.



LANDING

Stairs ascend from the kitchen to this first floor landing having carpet flooring and internal doors lead to both bedrooms on this floor.



BEDROOM ONE 12'9" x 12'5" max into recess

Spacious main bedroom, located at the front of the property and having plenty of space for a double bed and free standing bedroom furniture. There is laminate flooring, a wall mounted radiator and double glazed window to the front giving a street view. Internal doors lead to the landing.



BEDROOM THREE 9'7" x 7'1"

Functional extra room on this floor, located at the rear of the property and open views via the uPVC double glazed window. This room is ideal as a study or single bedroom and has laminate flooring, wall mounted double radiator and ceiling lighting. An internal door leads to the landing.



BEDROOM TWO 11'6" x 11'5"

A carpeted staircase ascends from the first floor landing to this superb attic bedroom, generous in size and having a Velux window bringing in plenty of natural light, a single radiator and carpet flooring. There is plenty of space for free standing bedroom furniture and pendant lighting.



EXTERNALLY

There is a yard to the front with on street parking and to the rear there is a low maintenance patio area, path leading to the rear gate and the superb summer house.



SUMMER HOUSE 14'1" x 7'2"

Situated inn the rear garden, this practically finished, exceptional extra space has a variety of uses having double doors, power points and modern electric heating. There is loft space and an open doorway leading to the shower room.



SHOWER ROOM 5'6" x 5'6"

Another superb extra room, fully tiled and having a shower enclosure with electric shower, twin flush low level WC, and double glazed window to the side. An open doorway leads to the main space.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On street and unofficial on pavements

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 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 - FTTP Up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership

~ 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.

~ 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.

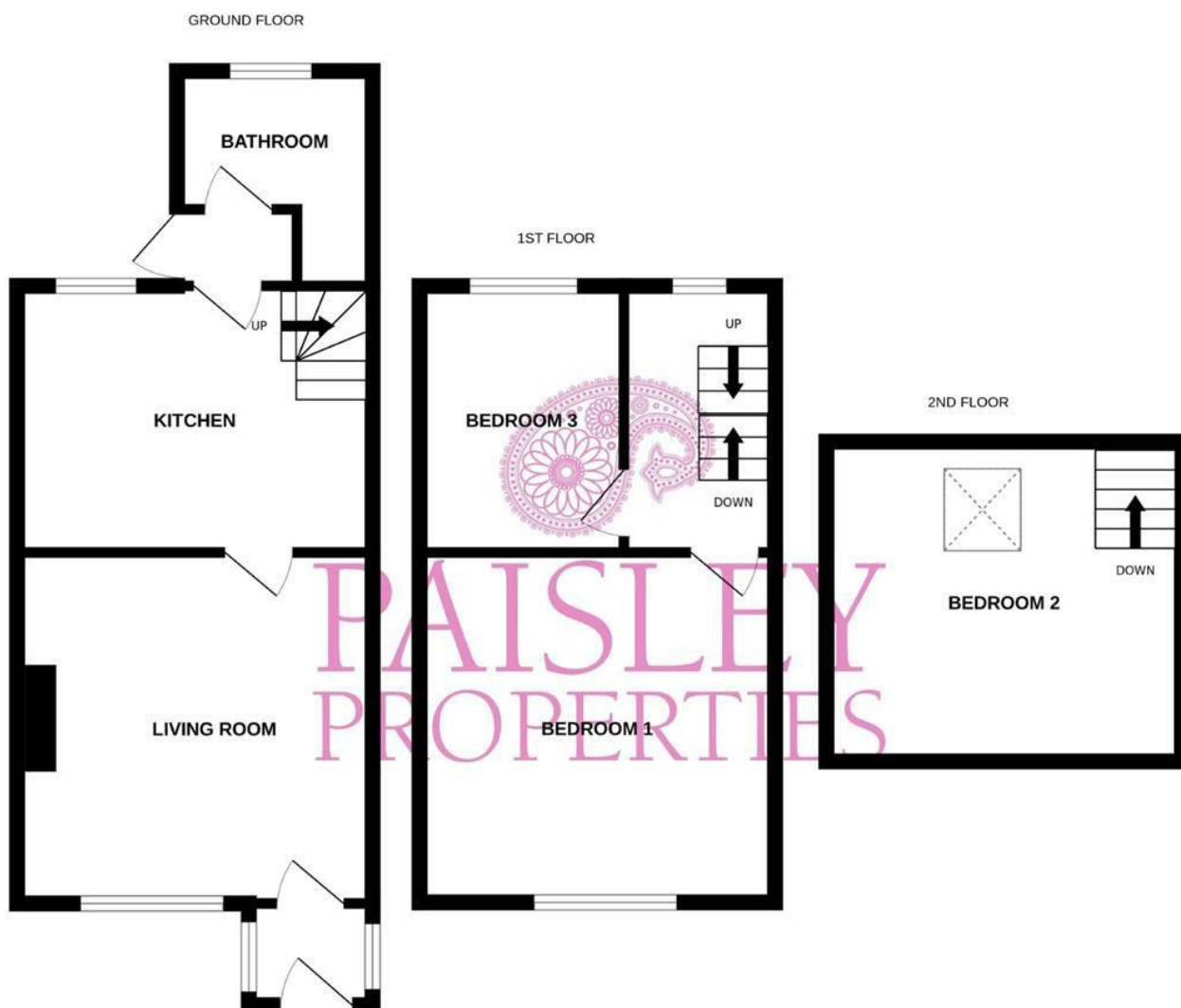
~ Paisley Mortgages ~

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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PAISLEY
PROPERTIES