

2 Brattice Way,  
Mapplewell S75 6GX

OFFERS AROUND  
£325,000



**\*\*NO VENDOR CHAIN\*\*** IDEALLY LOCATED IN THE SOUGHT AFTER VILLAGE OF MAPPLEWELL IS THIS SUPERBLY PRESENTED, DETACHED FOUR BEDROOM HOME. THE PROPERTY BOASTS AN IMPRESSIVE DINING KITCHEN WITH BI-FOLD DOORS TO THE GARDEN, EN-SUITE TO THE MAIN BEDROOM, FOUR WELL PRESENTED BEDROOMS, LOVELY REAR GARDEN, GARAGE AND DRIVEWAY.

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

PAISLEY  
PROPERTIES

### **HALLWAY 16'0" x 4'3"**

You enter the property through a modern front door into this light and airy hallway, with lots of space to remove coats and shoes. There is tiling to the floor, underfloor heating, a front facing double glazed panel in the entrance door, a wall mounted radiator, courtesy door to the garage, staircase to the first floor landing and an understairs storage cupboard. There is a feature structure painted wall and an internal door leads to the ground floor WC. An opening leads to the living dining kitchen.



### **GROUND FLOOR WC 5'6" x 5'4"**

Surprisingly sizeable cloakroom comprising a twin flush close coupled WC, wall mounted wash basin with mixer tap, tiling to the floor, a wall mounted radiator and a front facing double glazed window with obscure glass. There are inset ceiling spotlights, an extractor fan and full height tiling to two walls. An internal door leads to the hallway.



### **LIVING KITCHEN DINER 21'1" bx 10'1"**

This stunning space has plenty of room for a good size dining table plus living furniture and the bi fold doors an exceptional feature that bathe the area with natural light and open the area to the garden. The kitchen has a range of rustic oak effect wall and base units, complimentary square edged, wood effect worksurfaces, one and half bowl sink and drainer with mixer tap and splashbacks that match the worktops. Integral appliances come in the form of an eye level electric oven and microwave, four ring gas hob, extractor hood, and fridge freezer. There is a feature structure painted wall, a wall mounted radiator, tiling to the floor, underfloor heating and a combination of inset ceiling spotlights and ceiling lighting. An opening leads to the hallway and an internal door leads to the lounge.



### **LOUNGE 14'0" x 10'5"**

Located at the rear of the property and with a double glazed window giving views of the garden and bringing in natural light, this reception room offers separated privacy from the living kitchen and has carpet flooring, ceiling lighting and a wall mounted radiator. A internal door leads to the kitchen



### **LANDING 16'4" x 3'6"**

Stairs ascend from the hallway to this long landing having carpet flooring, a wall mounted radiator and ceiling lighting. There is a good size cupboard with double doors with storage space and which also houses the boiler, there is a loft hatch and internal doors leads to all the bedrooms and house bathroom.



### **BEDROOM ONE 16'4" to rear of robes x 10'4"**

A good sized main bedroom, with a rear facing double glazed window giving views of the garden and bringing in natural light. There is an excellent range of fitted wardrobes having sliding doors, a wall mounted radiator, ceiling lighting and carpet flooring. Internal doors lead to the en suite shower room and landing.



### **EN SUITE 12'7" x 10'1"**

A well proportioned en suite with a three piece suite in white consisting of a concealed flush WC, a vanity wash basin with wall mounted taps, double shower enclosure with thermostatic shower having overhead shower head and separate hose. There is full height tiling to two walls plus the shower, tiling to the floor, underfloor heating, extractor fan and a side facing double glazed window with obscure glass. There is a chrome ladder towel radiator, inset ceiling spotlights and built in cupboard. An internal door leads to the bedroom.



### **BEDROOM TWO 12'7" x 10'1"**

Another great double bedroom, again with a rear facing double glazed window overlooking the garden. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



### **BEDROOM THREE 10'4" x 9'5"**

Third double bedroom, this time with a front facing double glazed window bringing in natural light. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



### **BEDROOM FOUR 10'1" x 6'4"**

Again located at the front of the property, this single bedrooms would also make an excellent home office and is currently being used as a dressing room having open wardrobes, a dressing table, a wall mounted radiator and carpet flooring. An internal door leads to the landing.



### **HOUSE BATHROOM 7'1" x 5'6"**

Stylish house bathroom having a three piece suite in white consisting of a concealed twin flush WC, vanity wash basin with mixer tap and panelled bath with thermostatic shower over having overhead rain shower and separate hose plus glass screen. There is full height tiling to two walls plus the shower area, tiled flooring, inset ceiling spotlights and chrome ladder radiator. There is a shaver point, a side facing double glazed window with obscure glass and an internal door leads to the landing.



### **EXTERNALLY**

There is gated side access from the front to this impressive south facing, enclosed rear garden having a generous lawn and a patio area. The rear garden has high fences which provide a good degree of privacy and there are those amazing bi fold doors that give access back into the living kitchen diner.



### **GARAGE AND PARKING 19'4" x 9'10"**

There is parking at the front for multiple vehicles leading to the integral garage which has an automatic remote operated door, power, light and, towards the rear, utility use having worktop space with plumbing for washing machine.



**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
Management fee for the road, approx £150 pa

COUNCIL AND COUNCIL TAX BAND:  
Barnsley C

PROPERTY CONSTRUCTION:  
Standard stone 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  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 100mbps

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.

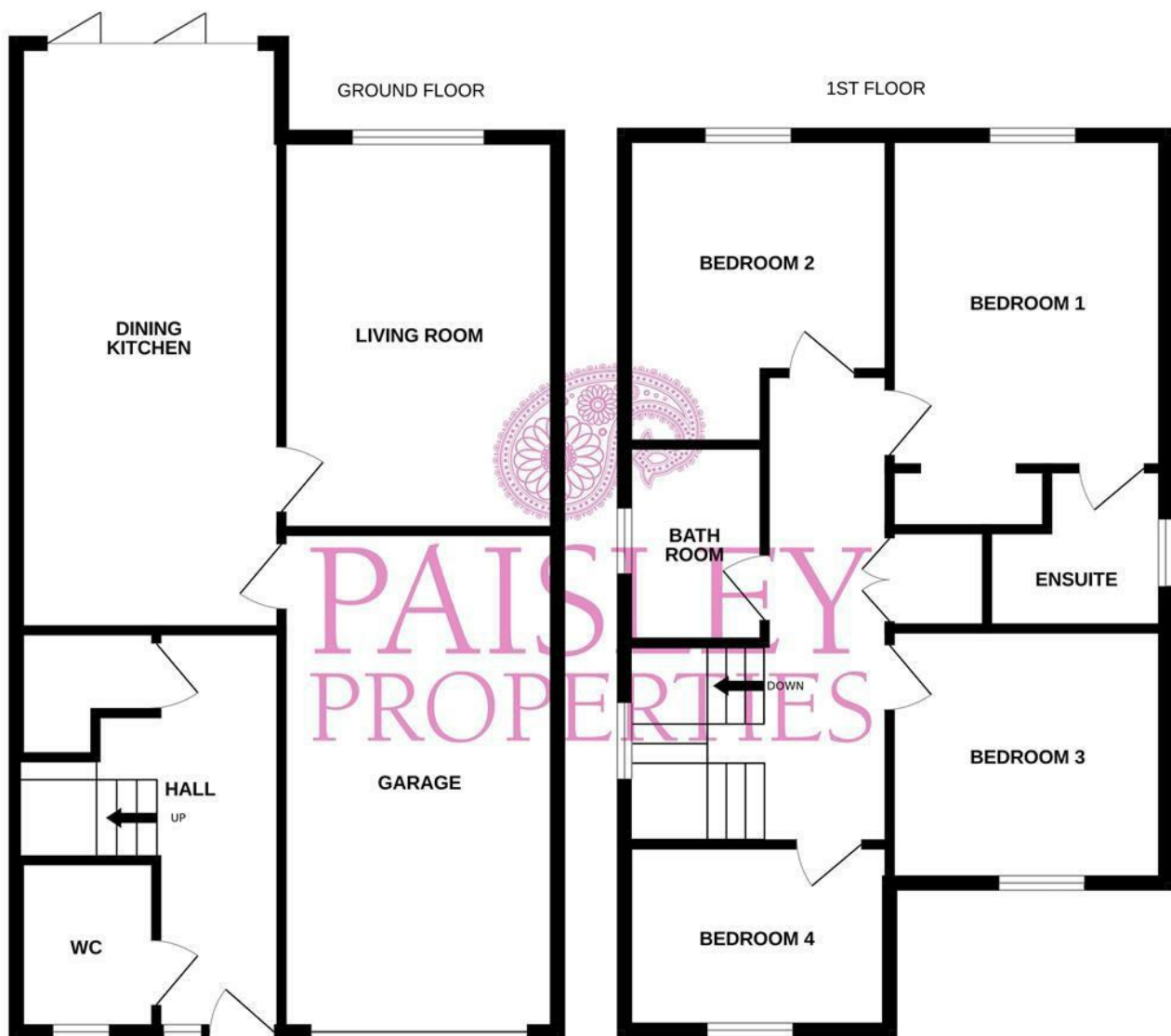
### **~ Paisley Mortgages ~**

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.

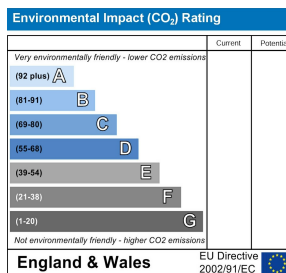
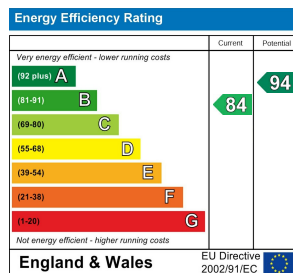
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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.



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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**PAISLEY**  
PROPERTIES