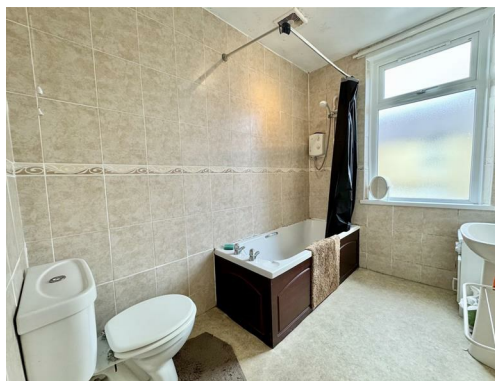


87 Pye Avenue,
Mapplewell S75 6AG

OFFERS AROUND
£120,000



****NO ONWARD CHAIN**** THIS TWO BEDROOM MID TERRACE PROPERTY IS JUST BURSTING WITH POTENTIAL AND BENEFITS FROM GARDEN SPACE, GARAGE AND OFF ROAD PARKING. HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING, THE PROPERTY IS CURRENTLY TENANTED AND WOULD BE IDEAL FOR A FIRST TIME BUYER OR INVESTOR. AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

Summary

Nestled in the charming area of Pye Avenue, Mapplewell, this mid terraced house offers a wonderful opportunity for those seeking a home with character and potential. This period property boasts generous living space, featuring two well-proportioned bedrooms and a comfortable dining kitchen, perfect for family gatherings or entertaining guests.

The house is equipped with central heating and double glazing, ensuring warmth and comfort throughout the seasons. While the property is in need of some updating, it presents an excellent canvas for personalisation, allowing you to create a space that truly reflects your style and preferences.

One of the standout features of this home is the impressive outdoor space. There is a private patio area, off road parking, garage and another patio area, with excellent potential to landscape into a perfect relaxing area.

With no vendor chain, this property is ready for you to make it your own without delay. Early viewing is essential to fully appreciate the potential this home has to offer. Whether you are a first-time buyer or looking to invest, this terraced house on Pye Avenue is a fantastic opportunity not to be missed.

LOUNGE 14'0" mx x 9'10",124'8" apx



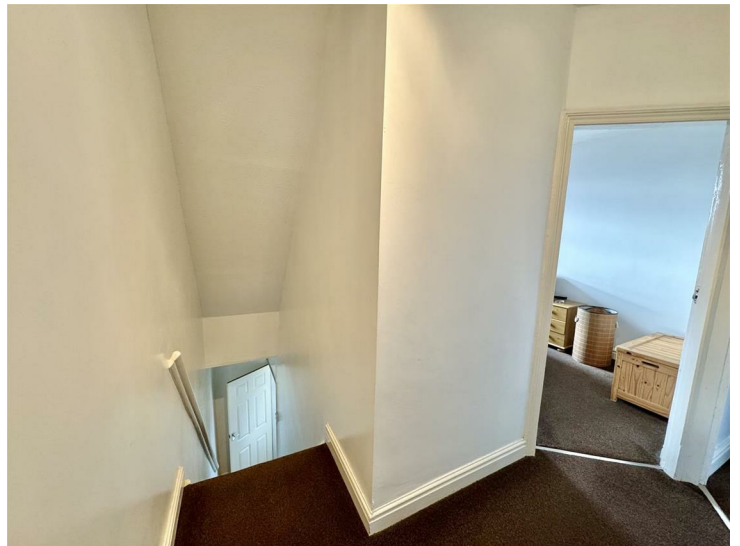
You enter the property through a uPVC door into this good size reception room. There is laminate flooring, a wall mounted radiator with natural light brought in via the uPVC double glazed window to the front. There is pendant lighting, and an internal door leads to the dining kitchen.

DINING KITCHEN 13'9" apx x 10'10" apx



Located at the rear of the property this kitchen diner has a range of cream fronted wall and base units, complimentary rolled wood effect worktops, matching splashbacks and an inset stainless steel sink with mixer tap. Integrated appliances come in the form of an electric oven and ceramic hob plus there is plumbing for a washing machine and space for a fridge freezer. With vinyl 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, two ceiling spotlights and uPVC double glazed door leading to the rear. There is a useful cellar area, great for storage and an internal door leads to the lounge and a staircase to the first floor.

LANDING



Stairs ascend from the rear of the kitchen to this 'L' shaped first floor landing with carpet flooring, pendant lighting and access to the loft space. Internal doors lead to the bathroom and the two bedrooms on this floor.

BEDROOM ONE 13'10" max x 10'11" max



First of two double bedrooms on this floor, this one at the rear of the property and having plenty of space for freestanding bedroom furniture and a uPVC double glazed window bringing in natural light and giving views of the external space, garage and beyond. There is pendant lighting, carpet flooring, a cupboard housing the boiler and an internal door leads to the landing.



BEDROOM TWO



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

BATHROOM 9'0" x 6'3"



A good size bathroom with a three piece suite in white consisting of a wood panel bath with electric shower over, pedestal wash basin with mixer tap and low level WC. The walls are tiled to full height, there is vinyl flooring with the ceiling also having spotlights. There is a wall mounted radiator, natural light is brought in via the double glazed window with obscure glass, there is an extractor fan and an internal door leads to the landing.

GARAGE AND PARKING



There is a detached garage to the rear plus a space for off road parking.

GARDEN SPACE



There is a well proportioned patio to the rear complete with outhouse for storage. Across the private track there is the off road parking and garage with another garden area behind this with excellent potential to create a lovely haven.

VIEW



TENANTED

The property is currently tenanted with the tenanted having been served notice to leave. The current rental price would be £750 pcm.

~ 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 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 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.

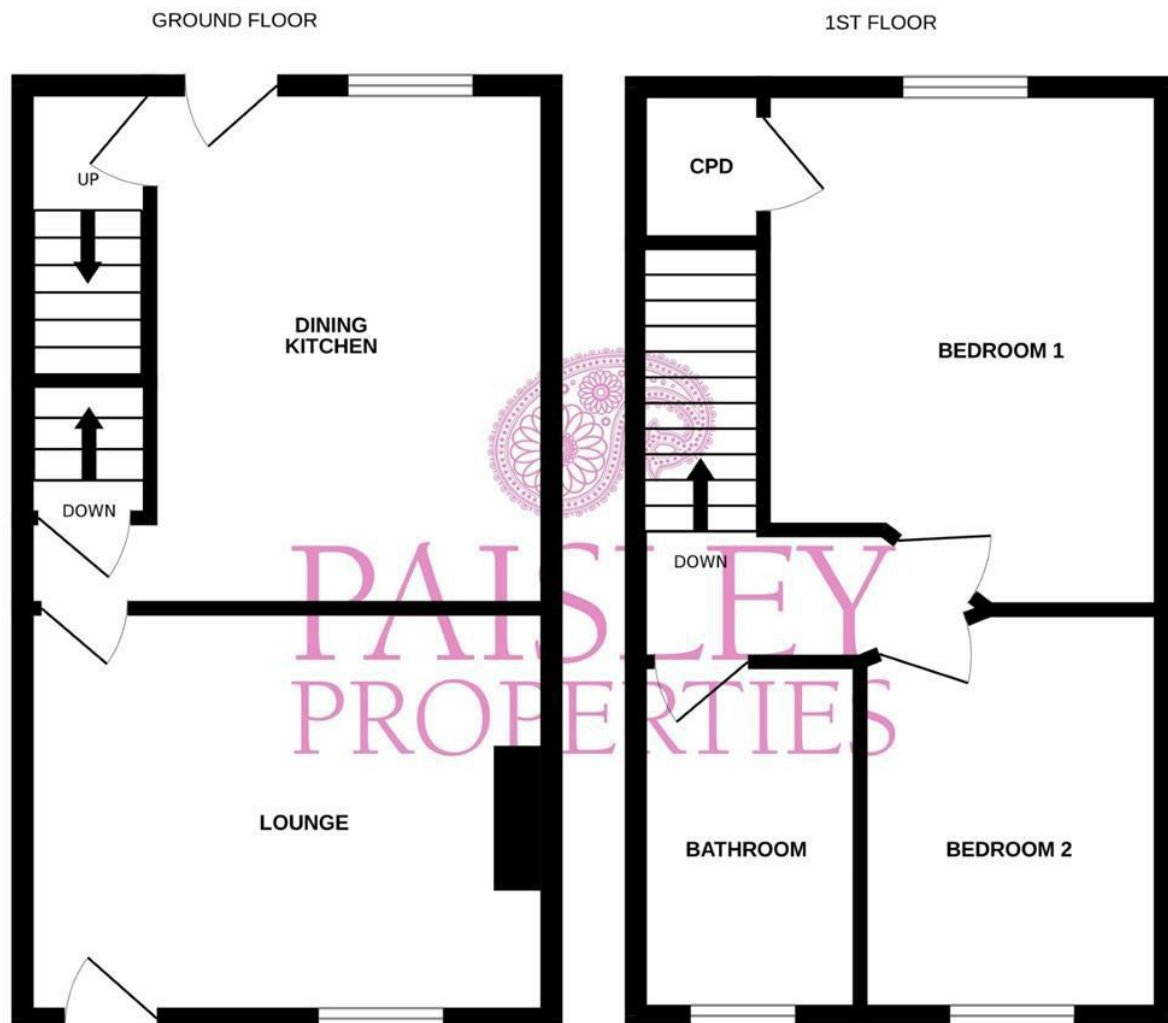
~ Paisley Mortgages ~

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		
	56	79
England & Wales		
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