

15 Montrose Avenue,  
Darton S75 5LS

OFFERS AROUND  
£250,000



THIS GENEROUSLY SIZED, THREE/FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED FAMILY HOUSE HAS A DOUBLE DRIVE, TWO BATHROOMS, FABULOUS REAR GARDENS AND IS READY FOR SOMEONE TO COME IN AND LOVINGLY MAKE IT A HOME.

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

PAISLEY  
PROPERTIES



### **PORCH 6'3" x 5'1"**



You enter the property through a double glazed timber door into the well proportioned porch giving plenty of space to remove coats and shoes. There is carpet flooring, pendant lighting and a door leads to the lounge.

### **LOUNGE DINER 14'9" narrowing to 7'3" x 24'8" narrowing to 14'0"**

Impressive sized living room open into the dining area with plenty of space for both lounge and dining room furniture. The area is bathed in natural light via the double glazed bay window to the front and the patio doors that lead to the conservatory. The focal point of the room is the fireplace which has a marble base and backing with timber surround, there is carpet flooring underfoot, two pendant ceiling lights and a useful under stairs space. Stairs lead to the first floor, a door leads to the the porch and an internal door takes you to the inner hall.





**CONSERVATORY 13'5" apx x 5'8" apx**



Very light room having timber frame double glazed windows set on a solid brick base and overlooking the garden. There is a tiled floor and a wall light with patio doors leading to the lounge diner and an external door taking you to the garden.



### **INNER HALLWAY 7'0" x 3'0"**



Linking the ground floor rooms, this area has laminate flooring, a wall mounted radiator and internal doors leading to the lounge, ground floor shower room, second reception room/bedroom four with an opening taking you to the kitchen.

### **BEDROOM FOUR/RECEPTION ROOM 18'4" apx x 6'10" apx**



Exceptional extra room, formally the garage and giving many potential uses including a second reception room, office or ground floor bedroom, which would work beautifully with the ground floor shower room. There is laminate flooring, ceiling lighting and natural light is brought in via the double glazed window to the front. An internal door leads to the inner hall.



### **GROUND FLOOR SHOWER ROOM 7'1" x 6'3"**



Superb addition having a three piece suite in white consisting of a corner shower cubicle with thermostatic shower and vanity wash unit incorporating a closed coupled WC. The walls are tiled to full height, there is a chrome towel radiator, tiled flooring and ceiling lighting. A double glazed window with obscure glass brings in natural light and an internal door leads to the inner hall.

### **KITCHEN 9'11" apx x 6'10" apx**



Having a range of wall and base units, complimentary worktops, stainless steel sink with mixer tap and tiled walls. Integrated appliances come in the form of an electric oven, four ring gas hob with stainless steel extractor hood over, under counter fridge and freezer. There is a wall mounted radiator with natural light brought in via the double glazed window and door that leads to the utility area.



### UTILITY AREA 6'2" x 6'1"



Useful extra space, brick built with timber double glazed windows having plumbing for a washing machine, laminate flooring and wall light. A glazed door leads to the garden and a door to the kitchen.

### LANDING



Stairs ascend from the lounge to the first floor landing having carpet flooring, pendant lighting and a double glazed window on the side bringing in natural light. There is a loft hatch with retractable metal ladder giving access to the attic.







**BEDROOM ONE 14'0" max to rear of robes x 8'7" apx**



Having a fantastic range of fitted wardrobes including a triple, double, overhead cupboards and drawers. Natural light is drawn in from the double glazed window to the front, there is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

**BEDROOM TWO 10'7" x 8'7"**



Second double bedroom, this time at the rear of the house with the double glazed window giving views of the excellent garden space. There is carpet flooring, a wall mounted radiator and plenty of space for freestanding bedroom furniture. An internal door leads to the landing.



### **BEDROOM THREE 10'4" 5'11"**



Well proportioned third bedroom having carpet flooring, a wall mounted radiator and plenty of space for freestanding bedroom furniture. A double glazed window to the front brings in natural light and an internal door leads to the landing.

### **BATHROOM 6'3" apx x 5'10" apx**



House bathroom on the first floor with a three piece suite in white consisting of a panel bath with thermostatic shower over, pedestal wash basin and a low level WC. The walls are tiled to full height, there is a ladder towel radiator, ceiling spotlights and a tiled floor. A double glazed window with obscure glass brings in natural light and an internal door leads to the landing.



## FRONT AND PARKING



There is driveway parking for two cars on the block pave driveway with additional parking available on the gravelled area to the side.

## REAR GARDEN



Excellent rear garden space starting with a good size patio adjacent to the conservatory leading to the generous lawn bordered by mature plants and shrubs. There is also a solid built garden shed, extremely useful for garden tools and furniture.







**~ 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 B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

The garage has been converted

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 100 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 ~**

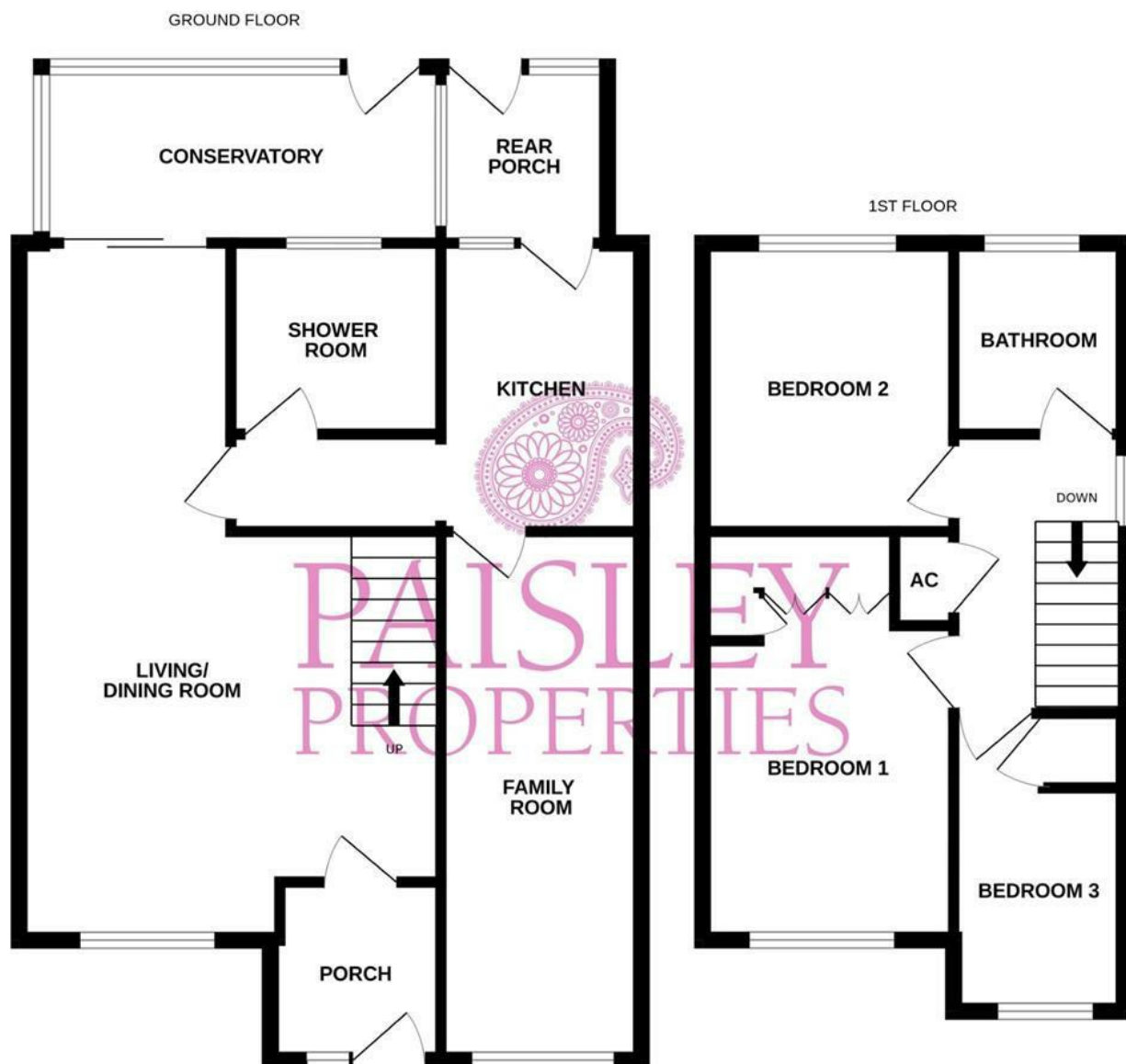
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

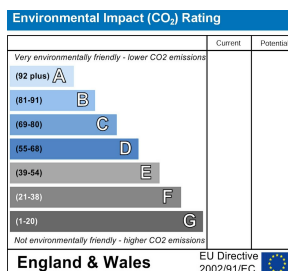
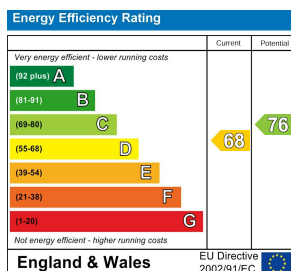
### **~ Paisley Surveyors ~**

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.





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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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