

21 Agnes Road,
Darton S75 5NW

OFFERS AROUND
£220,000



TUCKED AT THE END OF A CUL-DE-SAC, THIS THREE-BEDROOM SEMI-DETACHED HOME OFFERS SPACIOUS ACCOMMODATION INCLUDING A HALLWAY, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, THREE BEDROOMS AND A SHOWER ROOM. EXTERNALLY IT PROVIDES FRONT DRIVEWAY PARKING AND A PRIVATE SOUTH FACING REAR GARDEN WITH DECKING, ARTIFICIAL LAWN AND A POWERED SUMMER HOUSE. DARTON OFFERS EXCELLENT LINKS TO THE M1 AND LOCAL AMENITIES INCLUDING A TRAIN STATION, SHOPS, PUBS, A CHURCH AND GOOD SCHOOLS. FREEHOLD/ ENERGY RATING - C/ COUNCIL TAX BAND B

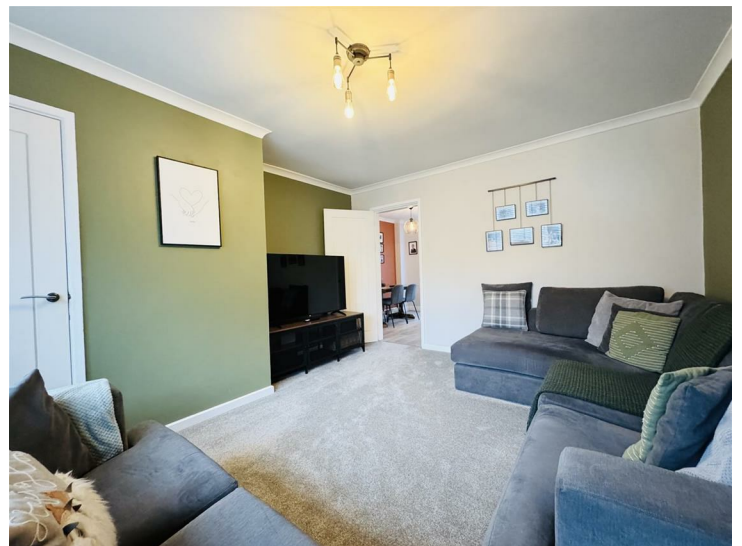
PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'1" apx x 5'1" apx



You enter the property through a composite door into a welcoming entrance hallway with practical wood effect vinyl flooring and tasteful décor. There is a large built in cupboard for storing coats and shoes. A carpeted staircase ascends to the first floor and a door leads into the lounge.

LOUNGE 12'4" apx x 13'5" apx



Positioned to the front of the property with a lovely bay window letting in lots of natural light and looking out to the quiet street, this generous lounge is stylishly decorated with carpet underfoot. There is ample space for lounge furniture. Doors lead to the entrance hallway and dining room.

DINING ROOM 7'3" apx x 10'7" apx



This great dining space has striking décor and practical grey wood effect laminate flooring underfoot. To one corner is an under stairs cupboard which is perfect for storing household items. An opening leads through to the kitchen, there is a door to the lounge and a set of double doors which open to reveal the conservatory making a fabulous entertaining space.

KITCHEN 7'10" apx x 9'9" apx



Located to the rear of the property with a window offering views of the garden, this well appointed kitchen is fitted with cream gloss base and wall units, timber effect worktops and matching splashbacks and an oatmeal composite single bowl sink and drainer with a stain chrome mixer tap. Cooking facilities comprise an induction hob with concealed extractor fan over, a NEFF electric fan oven and an integrated microwave oven. Integrated appliances include a slimline dishwasher and a washing machine and there is a tall freestanding fridge freezer. A central spotlight fitting illuminates the space well and there is grey wood effect laminate flooring underfoot. An opening leads through to the dining room.

CONSERVATORY 9'4" apx x 7'10" apx



This fabulous extension to the property offers versatility and an extra living space with views out to the garden. There are built in blinds to all the windows and a set of French doors which open to the garden plus there is air con, making this space usable all year round. Practical grey wood effect laminate flooring runs underfoot. A set of double doors open up to the dining area.

FIRST FLOOR LANDING 6'5" apx x 9'8" max



A carpeted staircase ascends to the first floor landing which is light and airy courtesy of a side facing obscure window. A hatch provides access to the loft where the boiler is located and there is a large built in cupboard for storage. Doors lead to the three bedrooms and house shower room.

BEDROOM ONE 8'9" apx x 13'4" apx



Located to the front of the property, this good sized double bedroom is beautifully presented with a feature wall and low hanging bedside lights. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM TWO 10'1" apx x 8'9" apx



This second double bedroom can be found to the rear of the property with views of the garden from its window. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 6'5" apx x 7'7" apx



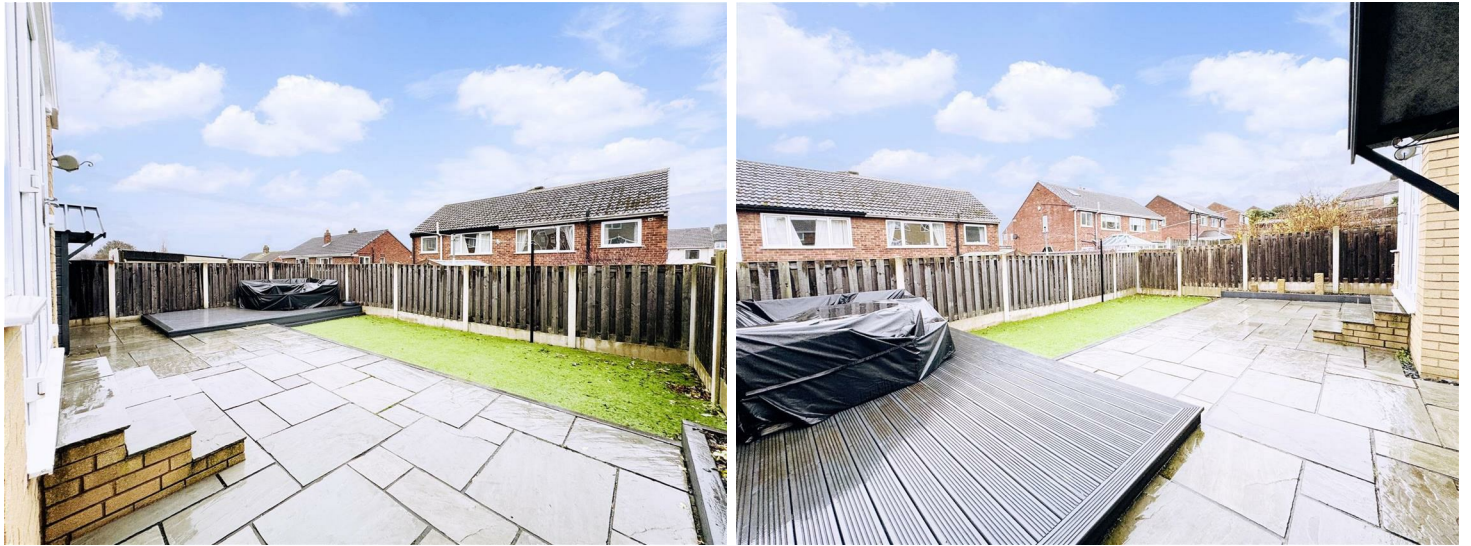
This charming third bedroom is located to the front of the property with a window overlooking the street. There is ample space for a single bed and associated items of furniture. A door leads to the landing.

SHOWER ROOM 6'5" apx x 5'10" apx



This contemporary shower room is fitted with a quadrant shower enclosure equipped with a waterfall shower, a gloss white vanity unit with drawers for storage and an integrated handwash basin with mixer tap and a matching low level WC. The room is fully tiled with white metro tiles and co-ordinating aquaboards to the shower area. Dark grey tile effect laminate flooring runs underfoot. A graphite grey heated towel radiator and an illuminated mirror complete the room. An obscure window allows natural light to enter and a door leads to the landing.

REAR GARDEN



To the rear of the property sits a generous size, south facing, low maintenance garden which has a decked area to one side, a large paved patio area and an artificial lawn. A summer house sits on the decking, this is quipped with light and power.



FRONT & PARKING



To the front of the property is a generous driveway providing parking for multiple vehicles with retractable security bollards. A gate to the side of the property leads into the rear garden.

MATERIAL INFORMATION

TENURE:
Freehold

LEASEHOLD:

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
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 - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS 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

Paisley Properties 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.

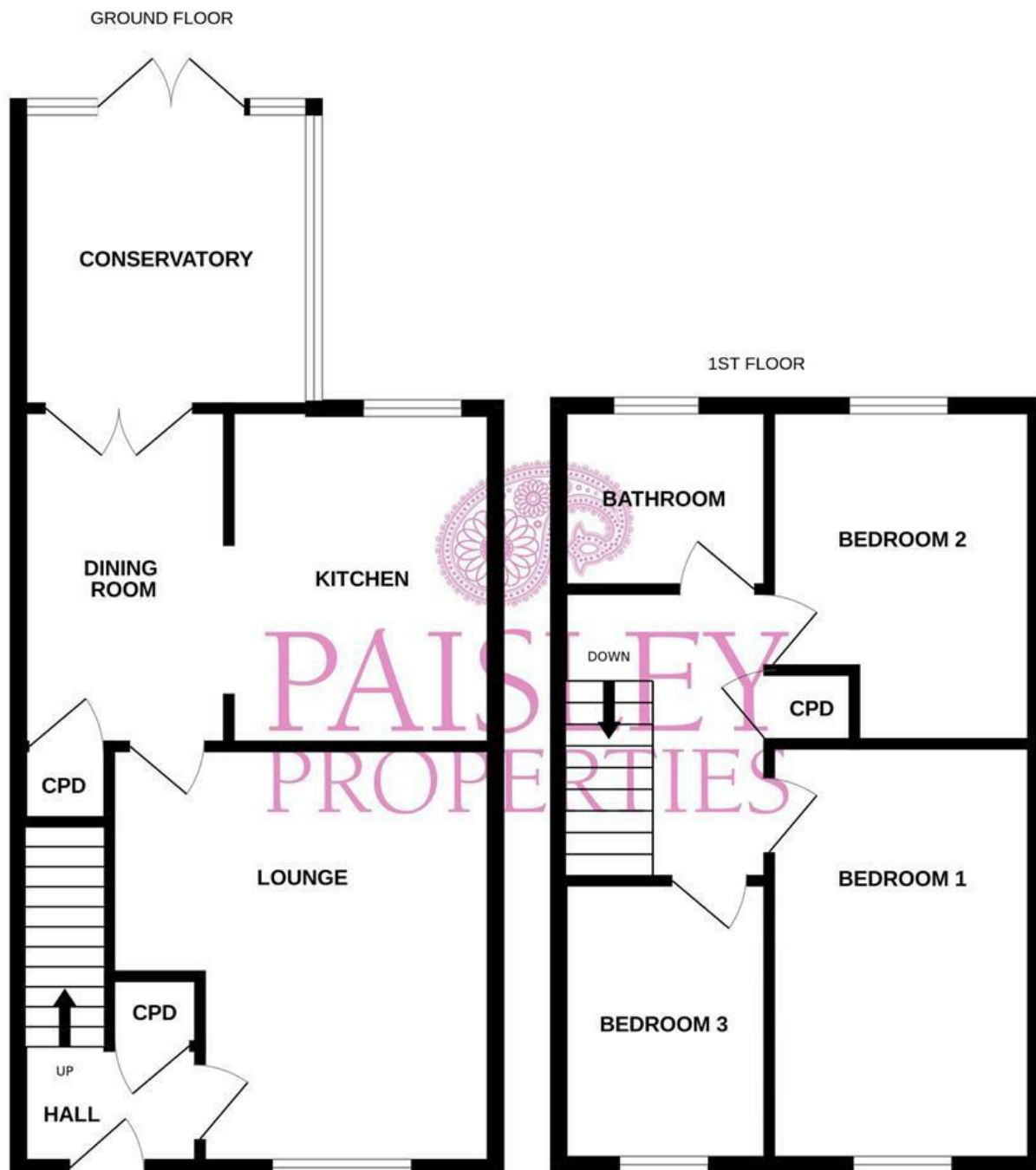
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk 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		86
(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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