



**“NO ONWARD CHAIN”** THIS TWO BEDROOM, 19TH CENTURY END TERRACE PROPERTY IS JUST BURSTING WITH POTENTIAL AND BENEFITS FROM EXCELLENT GARDEN SPACE, DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE CARS. HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING, THE PROPERTY 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 TBC

## **LOUNGE 14'9" apx x 14'3" max including stairs**



You enter the property through a glazed uPVC door into this generous lounge, which has open views to the front towards Spark lane football pitch. The focal point in the stone fireplace with tiled hearth and wood mantle piece with plenty of space for lounge furniture. There is a useful area under the stairs, two wall mounted radiators, carpet flooring and ceiling lighting. A staircase leads to the first floor and a door leads to the kitchen diner.

## **KITCHEN DINER 13'1" plus bay x 12'5" apx**



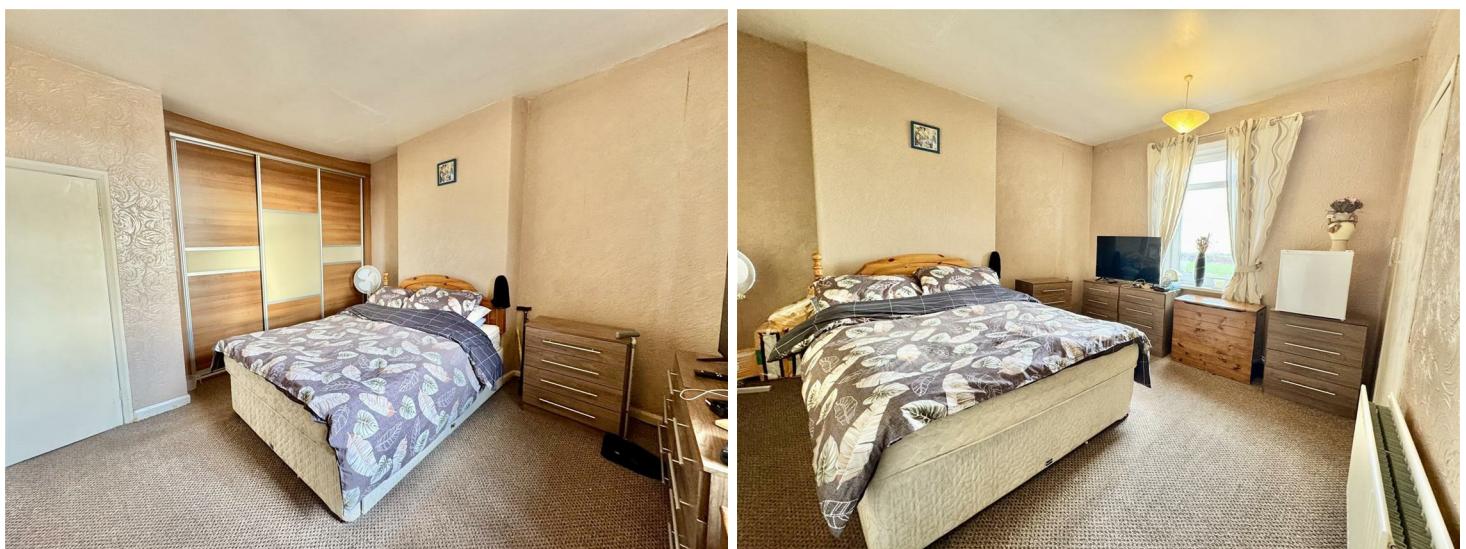
Good size dining kitchen having a good range of wall and base units, rolled worktops, stainless steel sink with mixer tap with the splashbacks being a combination of tile and wood panelling, which continues around the room. There is space for a cooker, plumbing for a washing machine and space for a fridge freezer. The double glazed bay window, which is where the sink is, has a view out to the back garden and lets in natural light. There is plenty of room for a dining table and chairs, laminate flooring runs underfoot, there are ceiling spotlights and a wall mounted radiator. A double glazed uPVC door leads to the garden and a door leads to the lounge.



## LANDING

Stairs ascend from the front of the lounge to this split level landing having carpet flooring and doors leading to the bedrooms and wet room.

## **BEDROOM ONE 14'7" to rear of robes x 11'2" apx**



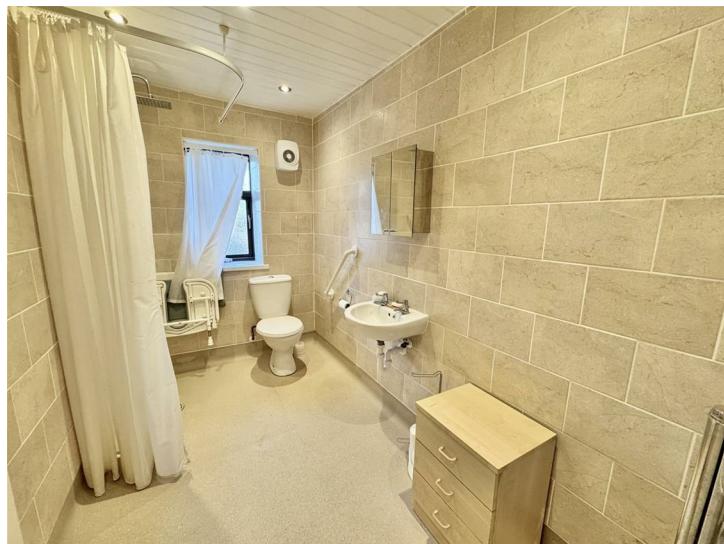
Excellent sized double bedroom, situated at the front and having open views over the football pitch. There is excellent storage by way of the triple wardrobe with sliding doors and walk in cupboard plus there is space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator and pendant light. An internal door leads to the landing.

## **BEDROOM TWO 12'7" apx x 7'6" max into recess**



Second double bedroom, this time located at the rear of the property overlooking the rear garden. There is space for freestanding bedroom furniture and pendant ceiling lighting. There is carpet flooring, a wall mounted radiator and pendant light. An internal door leads to the landing.

## **WET ROOM**



Modern wet room having an electric shower, wall mounted wash basin and twin flush low level WC. There is wet room flooring, a low maintenance ceiling with inset spotlights and a chrome towel radiator. The walls are tiled to full height, a double glazed window with obscure glass lets in natural light and there is an extractor fan. An internal door leads to the landing.

## GARAGE AND PARKING 26'6" apx x 14'5"



Superb extended garage with its' own consumer units, power and light. There is parking for multiple vehicles plus a layby opposite at the front for extra parking options.

## GARDEN



Excellent garden space which, along with the parking, boosts this fantastic plot and adds to the potential.





## **~ 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 A

### PROPERTY CONSTRUCTION:

Standard

### PARKING:

Driveway and double garage

### RIGHTS AND RESTRICTIONS:

There is a right of access through Fosters bakery for which there are remote controls for the gates, also access to the rear for neighbours

### 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 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.

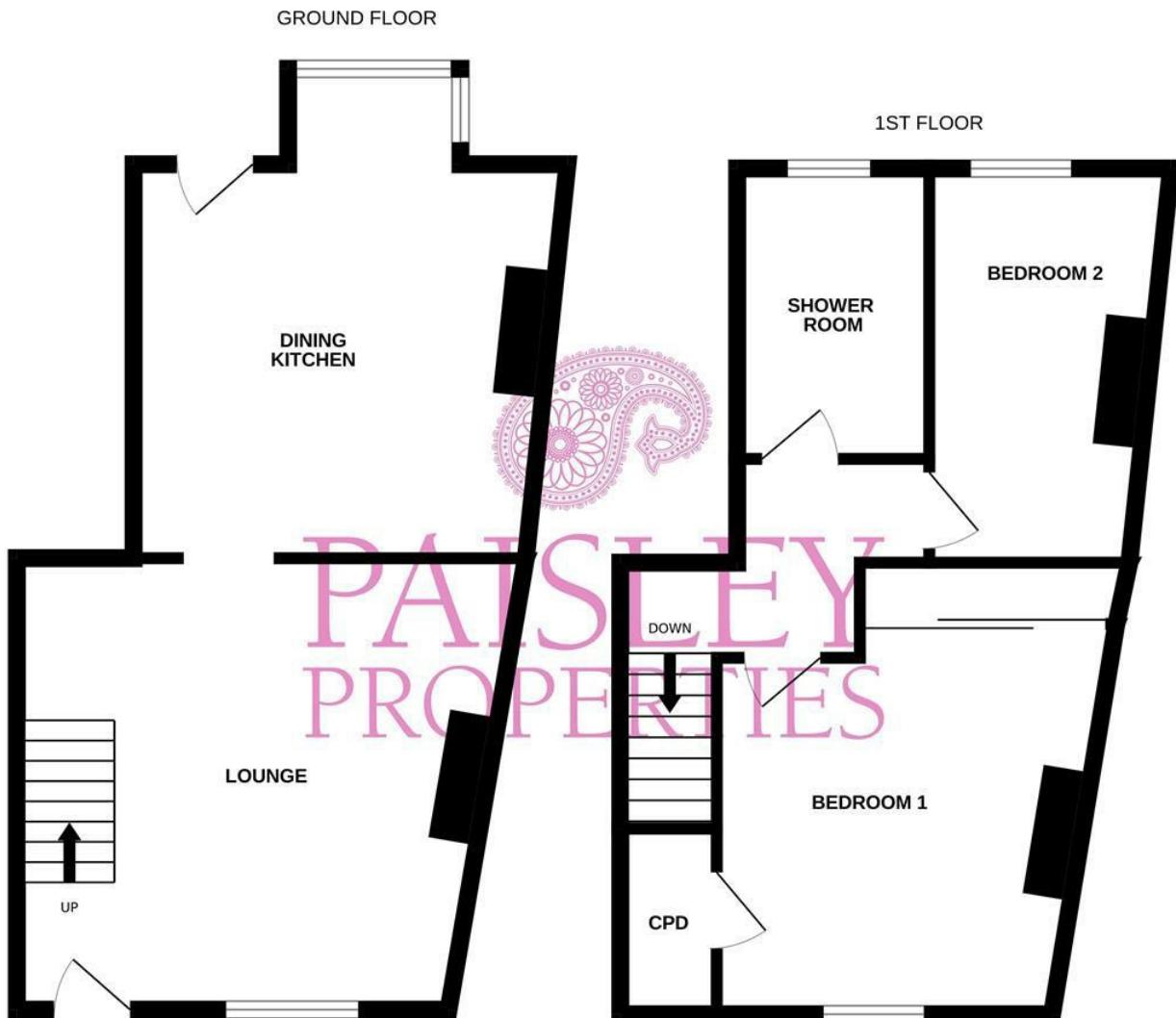
### **~ Paisley Mortgages ~**

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](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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**PAISLEY**  
PROPERTIES