



£210,000

TENURE : FREEHOLD

Brattice Way, Mapplewell, S75

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Beautifully presented two double bedroom semi-detached home

kitchen and dining area

Built in 2018

Bespoke media wall with contemporary electric fire and illuminated display shelving

Stylish open-plan lounge

Extended modern high-gloss kitchen with integrated appliances

Movenowproperties.com LTD
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Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this superb two double bedroom semi-detached home, tucked away on a sought-after modern development in the highly desirable village of Mapplewell. Constructed in 2018, this beautifully presented home offers stylish, contemporary living throughout and has been enhanced by the current owners with quality upgrades including a bespoke media wall, extended fitted kitchen, plantation shutters and attractive landscaped gardens. Offering spacious open-plan accommodation, off-road parking for two vehicles and the added benefit of no onward vendor chain, this is a fantastic opportunity for first-time buyers, professional couples or those looking to downsize without compromise.

Entrance Hall

A welcoming and spacious entrance hall creates an excellent first impression, offering ample space for coats and shoes. Finished with attractive panelled walls to dado height, this stylish space enjoys natural light from the glazed side panel and provides access to the ground floor accommodation and staircase to the first floor.

Ground Floor WC

Measurements: 16'2" x 4'11" (1.90m x 1.52m)

Conveniently positioned off the hallway, the modern cloakroom is fitted with a low flush WC and pedestal wash hand basin with complementary tiling, LVT flooring and a frosted window allowing natural light while maintaining privacy.

Open Plan Lounge, Kitchen & Dining Area

Measurements: 19'8" x 14'2" (6.00m x 4.34m)

Undoubtedly the heart of the home, this impressive open-plan living space has been designed for modern lifestyles, effortlessly combining cooking, dining and relaxing.

The lounge is centred around a stunning bespoke media wall incorporating a contemporary electric fire, illuminated display niches and useful storage cupboards, creating a stylish focal point. French doors flood the room with natural light whilst providing seamless access to the rear garden, making it ideal for entertaining throughout the warmer months.

The extended kitchen is beautifully appointed with a comprehensive range of high-gloss wall and base units complemented by wood-effect worktops and LED plinth lighting. Integrated appliances include an eye-level oven, microwave/air fryer oven, induction hob with extractor and integrated fridge freezer, whilst the composite sink adds a contemporary finish. There is ample space for dining furniture, making this a fantastic social hub for family life.

A practical utility cupboard provides plumbing for a washing machine together with additional worktop and storage space, helping to keep the main living area clutter free.

First Floor Landing

The landing continues the attractive panelled décor and provides access to both double bedrooms, the family bathroom and loft space. A side window fitted with plantation shutters fills the area with natural light.

Bedroom One

Measurements: 14'4" x 9'3" (4.37m x 2.84m)

Positioned at the rear of the property, the principal bedroom is a generous double enjoying pleasant views over the rear garden through two windows. A striking full-height panelled feature wall creates a luxurious feel whilst there is plenty of space for freestanding bedroom furniture.

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Bedroom Two

Measurements: 10'7" x 8'6" (3.25m x 2.60m)

A further excellent double bedroom overlooking the front of the property. Benefitting from two windows with fitted plantation shutters, the room is bright and spacious whilst also featuring a useful storage cupboard and additional recessed area, ideal for wardrobes or a home working space.

Family Bathroom

Measurements: 6'11" x 6'3" (2.13m x 1.91m)

The contemporary bathroom is fitted with a stylish three-piece white suite comprising a panelled bath with thermostatic shower and glazed screen, pedestal wash basin and low flush WC. Finished with full-height wall tiling, tiled flooring, chrome heated towel rail and inset spotlights, it provides a sleek and modern finish.

Outside

To the front of the property is a private driveway providing off-road parking for two vehicles side-by-side. A secure gated pathway leads to the enclosed rear garden, which has been designed for both relaxation and entertaining. A generous flagged patio provides the perfect space for outdoor dining, whilst the well-maintained lawn offers an attractive family-friendly area. Additional features include inset patio lighting, an outside tap, security lighting and a useful garden shed, all enclosed by timber fencing for privacy.

Location

Situated within one of Mapplewell's most sought-after modern developments, the property enjoys a quiet cul-de-sac position whilst remaining within easy reach of an excellent range of local amenities including shops, supermarkets, cafés, public houses and well-regarded schools.

Mapplewell continues to be a popular choice with buyers thanks to its excellent balance of village charm and commuter convenience. Nearby Darton railway station offers direct services to Leeds, Sheffield and beyond, while the M1 motorway network is only a short drive away, making travel across South and West Yorkshire straightforward.

The area also benefits from an abundance of countryside walks, parks and recreational facilities, allowing residents to enjoy both outdoor living and modern convenience in equal measure.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Please note there is an annual service charge. Approx £200 per annum.

Council Tax Band: B

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

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Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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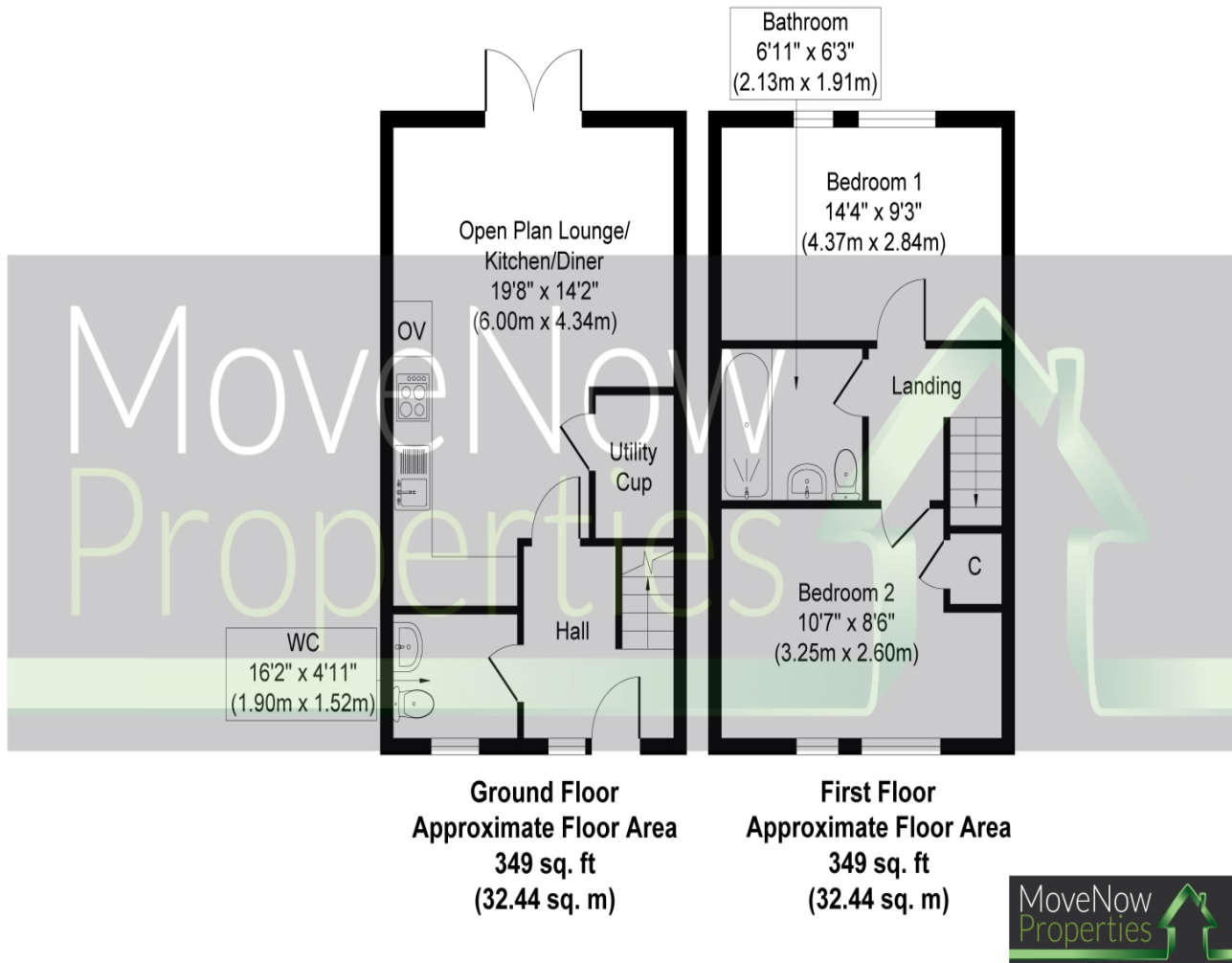
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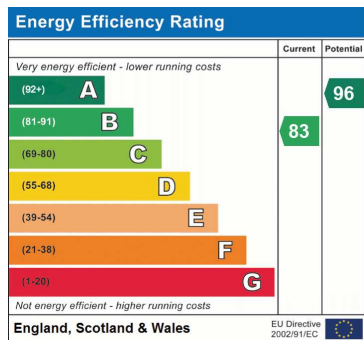






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Address: 11 Brattice Way, Mapplewell, S75

