

14 Silverwood Road,
Woolley Grange S75 5RU

OFFERS AROUND
£300,000



POSITIONED ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT, THIS FABULOUS THREE STOREY, FOUR BEDROOM SEMI DETACHED FAMILY HOME BENEFITS FROM A DINING KITCHEN WITH ACCESS TO THE GARDEN, FRONT GARDEN AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES. THERE IS AN ENSUITE WITH SMART SPEAKER, HOUSE BATHROOM PLUS A WC ON EVERY FLOOR. THIS IS AN ATTRACTIVELY PRESENTED HOME AND ONE OF THE LARGER PLOTS ON THE DEVELOPMENT.

LEASEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBA

PAISLEY
PROPERTIES

HALLWAY 16'9" qpx x 3'2" plus stairs



You enter the property through a composite door into a welcoming entrance hallway, handsomely presented and setting the tone for the rest of the home. There is tiled flooring, making the entrance area easier to keep clean, a wall mounted radiator, stairs to the first floor and inset ceiling spotlights. Internal doors lead to the WC cloakroom, the garage and the impressive open-plan kitchen diner.

GROUND FLOOR WC 6'0" apx x 2'10" apx



A useful downstairs WC fitted with a modern two-piece suite in white, comprising a pedestal wash basin with mixer tap and a low-level WC. There is a double glazed window with obscure glass, a wall mounted radiator, with the room having tiling to splash areas. There is an extractor fan and a door leads back through to the entrance hallway.

DINING KITCHEN 14'10" apx x 12'6" apx



Well presented open-plan space featuring a lovely refurbished kitchen. The kitchen is fitted with modern matching wall and base units with a two tone finish, complemented by modern wood effect worktops and a feature one-and-a-half bowl composite sink with mixer tap and tiled splashbacks. It boasts an eye level oven, five ring hob with 'Franke' contemporary extractor hood over. There is space for a fridge freezer, plumbing for a washing machine and dishwasher plus ample room for a dining table and seating. French doors open to the garden, enhanced by side double-glazed panels and complimented by the double glazed window that flood the space with natural light. There is an extractor fan, tiled flooring in a chequerboard pattern and a wall mounted radiator. An internal door leads conveniently to the hallway.



FIRST FLOOR LANDING 16'0" apx x 2'9" plus stairs



A staircase leads from the hallway to the first floor landing, with plenty of light coming in from the double glazed window to the front. There is a cupboard housing the storage tank and airer, wall mounted radiator and pendant ceiling lights. Internal doors lead to the lounge, bedroom four and house bathroom.

LOUNGE 14'10" apx x 13'4" apx



Well-proportioned, superb living room, beautifully presented and featuring a delightful Juliette balcony with views over the rear garden. A window further enhances the light and outlook, creating a perfect space for relaxing. There is a wall mounted radiator, pendant ceiling lights and plenty of space for free standing lounge furniture. an internal door leads to the first floor landing.

BEDROOM FOUR 10'2" apx x 8'2" apx



This front-facing double bedroom has multiple uses and features a double glazed window to the front drawing in natural light. Finished in neutral décor, the room is bright and inviting has a wall mounted radiator and pendant ceiling light. An internal door leads to the first floor landing.

BATHROOM 8'2" apx x 5'6" apx



A house bathroom featuring a contemporary three piece white suite consisting of a panel bath with mixer tap and shower attachment, vanity wash basic with mixer tap and twin flush low level WC. The room is enhanced by modern tiling to dado height, there is a grey towel radiator, tiled floor and extractor fan. Inset spotlights complete the look, creating a bright and contemporary space. An internal doors lead to the first floor landing.

SECOND FLOOR LANDING 4.89 apx x 0.84 plus stairs



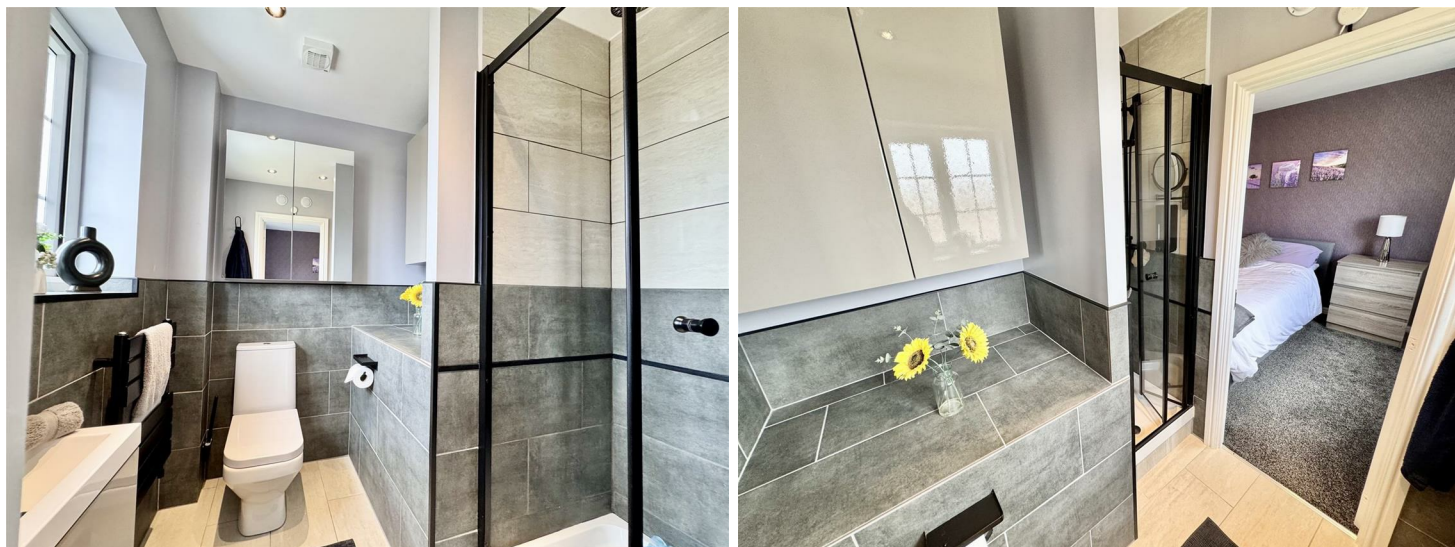
A staircase leads from the first-floor landing to the second-floor landing, which features a double-glazed window drawing in natural light. There is access to the loft, there is a wall mounted radiator and internal doors provide access to the useful storage cupboard and three bedrooms on this floor.

BEDROOM ONE 16'1" max x 11'5" max



A spacious, front-facing master double bedroom, offering excellent storage with a fitted wardrobe and ample space for additional freestanding furniture. A double glazed window draws in natural light, there is a wall mounted radiator and pendant ceiling light. An internal door leads to the en-suite and second floor landing.

EN SUITE 6'7" apx x 5'11" apx



Adding to the wonderful master bedroom, this newly renovated en suite has appealing looks and features a walk-in shower enclosure with thermostatic shower having rain shower overhead, separate hose, black wall mounted controls and bi fold door, a vanity wash unit with storage and black tap plus a twin flush low level WC. There is tiling on the walls to dado height, tiled flooring a black towel radiator, inset ceiling spotlights and extractor fan. There is a built in smart speaker, double glazed window with an obscured window for privacy and an internal door leads to the master bedroom.

BEDROOM TWO 13'5" apx x 8'3" apx



A generous and inviting double bedroom to the rear of the property, offering ample space for freestanding furniture. Finished in neutral décor, the room is bright and airy, with a window overlooking the garden. Similar to the main bedroom, there is excellent storage via the fitted triple wardrobe, there is a wall mounted radiator and pendant ceiling lighting. An internal door leads to the second-floor landing.

BEDROOM THREE 10'1" x 6'4"

Another well proportioned bedroom would easily accommodate a single bed. A double-glazed window to the rear provides views over the garden, there is a wall mounted radiator and pendant ceiling lighting. An internal door leads to the second floor landing.

GARAGE 17'0" apx x 7'10" apx

Integral garage, currently used as part gym and part storage however, many on this development have converted the garage to add to the living space. There is power, light and a garage door to the front. An internal fire door leads to the hallway

FRONT AND PARKING



Sitting on one of the larger plots, this property provides more parking and a larger front garden area than most. There is sufficient parking on the private driveway for multiple vehicles, there is a patio adjacent to the front door, a lawn area and established rockery. A secure gate gives access to the rear garden.

REAR GARDEN



Again, one of the larger rear gardens on the development having decked and gravelled patio areas adjacent to the house, lawn with an elevated planter leading up to the top of the garden having steps leading to the top decking and surrounded by mature plants, flowers and shrubs.



MATERIAL INFORMATION MAPPLEWELL

TENURE:

Leasehold - 984 years remaining

ADDITIONAL COSTS:

Management fee £234 p.a and £100 ground rent p.a

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band D

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway and garage

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 1000 mbps

ENVIRONMENT:

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

AGENT NOTES MAPPLEWELL

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

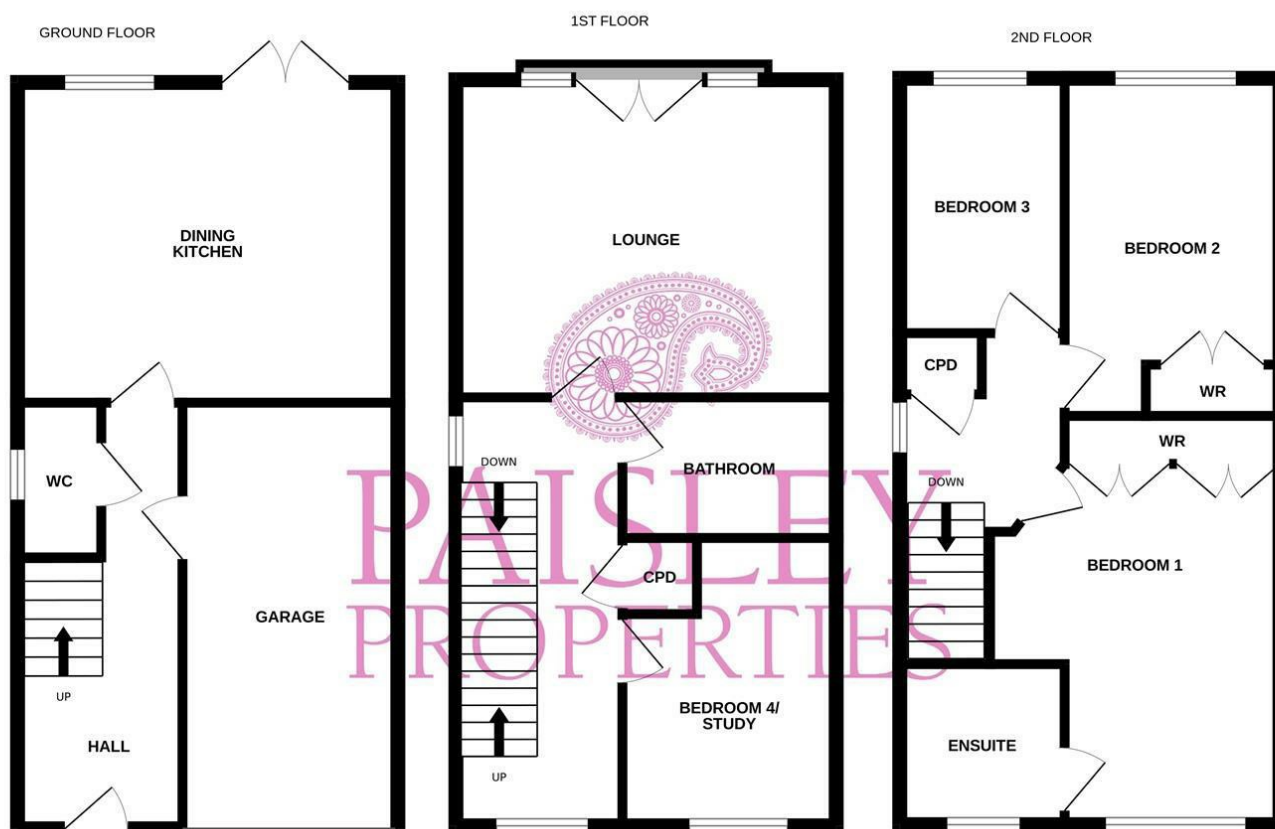
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

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. *



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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