

38 New Street,
Mapplewell S75 6EJ

OFFERS IN THE REGION OF
£125,000



HAVING NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF MAPPLEWELL WITH AMENITIES A SHORT WALK AWAY, THIS TWO BEDROOM TERRACE WOULD IDEALLY SUIT A FIRST TIME BUYER OR INVESTOR. THE PROPERTY IS IN NEED OF SOME UPDATING, MAINLY THE GARDEN AND BENEFITS FROM A SPACIOUS LOUNGE, SUPERB DINING KITCHEN, MODERN BATHROOM, TWO GENEROUS SIZED BEDROOMS AND AN ENCLOSED GARDEN TO THE REAR

FREEHOLD/ ENERGY RATING - E/ COUNCIL TAX BAND A

PAISLEY
PROPERTIES

LOUNGE 13'5" max into recess x 12'1" apx



You enter the property via a double glazed uPVC door into the generous living room, bathed in natural light via the double glazed window to the front. There is carpet flooring with the focal point of the room being the fireplace with marble base and back plus decorative surround. There is a wall mounted radiator, coving to the ceiling and period features include the ceiling rose. An internal door leads to the inner lobby.



INNER LOBBY



Linking the two ground floor rooms, this area has carpet flooring and stairs leading to the first floor. There is an internal door to the lounge and a door opening leading to the kitchen diner.

DINING KITCHEN 13'5" max into recess x 13'5" apx



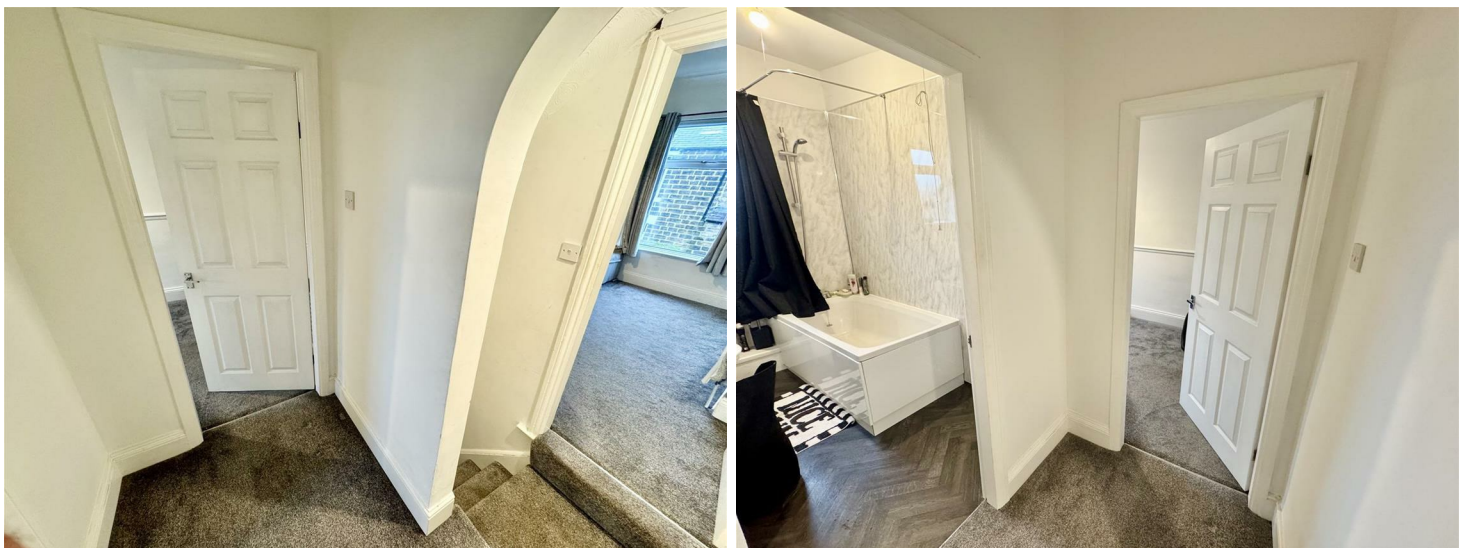
Excellent sized dining kitchen, located at the rear of the property with the double glazed window looking out to the garden space. The kitchen has a good range of wall and base units with a cream gloss finish, complimentary rolled wood effect worktops, matching splashbacks and stainless steel sink with mixer tap. Integral appliances come in the form of an electric oven and ceramic hob plus there is space for an upright fridge freezer and plumbing for a washing machine. There is a breakfast bar area, a wall mounted radiator, space for a table and chairs, pendant ceiling lighting and vinyl flooring runs. A uPVC door leads to the rear garden space and an internal door leads to the cellar head.



CELLAR

Useful space for storage with a light at the top.

LANDING



Stairs ascend from the inner lobby to this good size landing having carpet flooring pendant ceiling lighting and internal doors leading to both bedrooms and the house bathroom.

BEDROOM ONE 13'4" max into recess x 12'2" apx



Superb sized double bedroom with plenty of space for freestanding furniture in addition to the walk in cupboard. Natural light bathes the room from the double glazed window to the front, there is carpet flooring underfoot, pendant ceiling lighting, a ceiling rose. There is a wall mounted radiator and an internal door leads to the landing.

BEDROOM TWO 13'3" apx x 7'0" apx



Second double bedroom, this time at the rear of the property with open views and overlooking the rear garden space through the double glazed window. There is space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

BATHROOM 8'7" apx x 6'1" max



Having a three piece suite in white consisting of a panel bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and twin flush low level WC. There is low maintenance panelling to splash and shower areas, vinyl flooring, a chrome towel radiator and ceiling lighting. A double glazed window with obscure glass brings in plenty of natural light and an internal door leads to the landing.

EXTERNALLY



There is on street parking to the front with the rear garden being enclosed and a blank canvas for someone to turn this good size space into a lovely outside space.



~ 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 A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations 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

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.

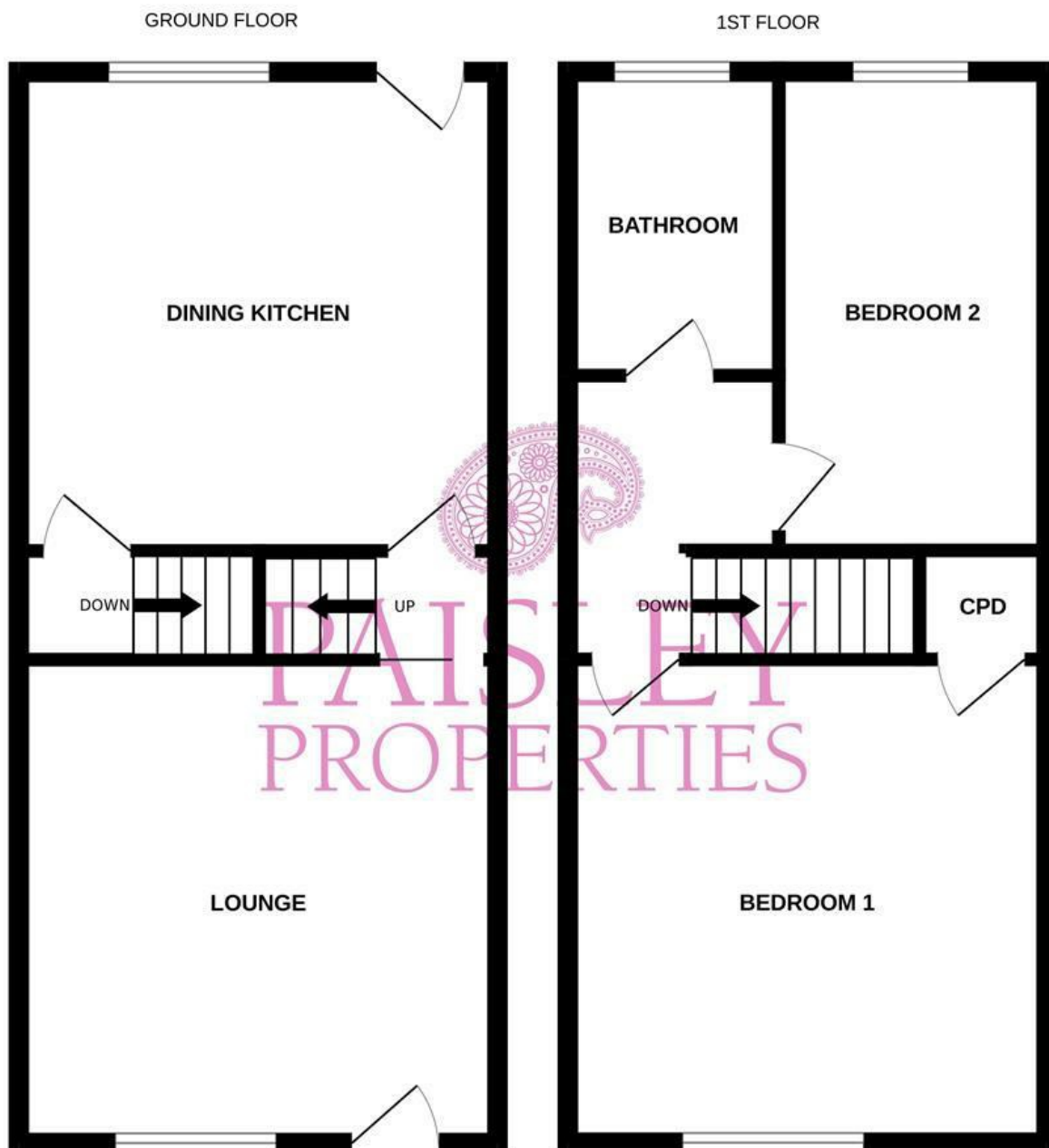
~ Paisley Mortgages ~

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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	87
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES