



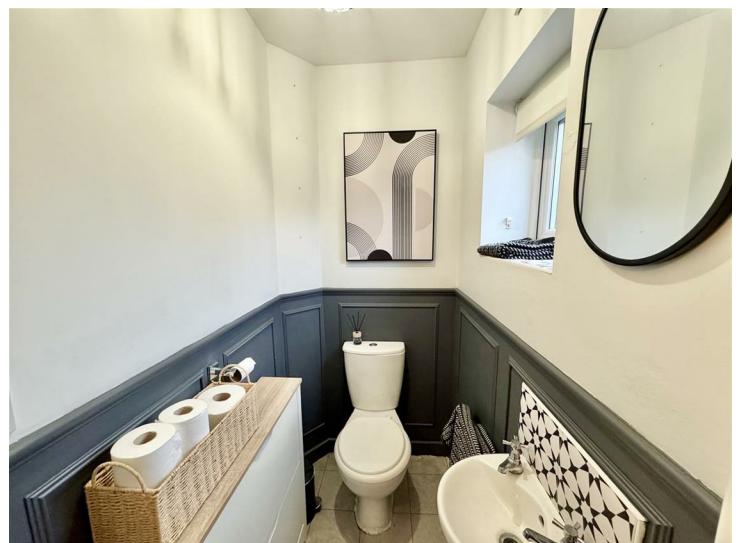
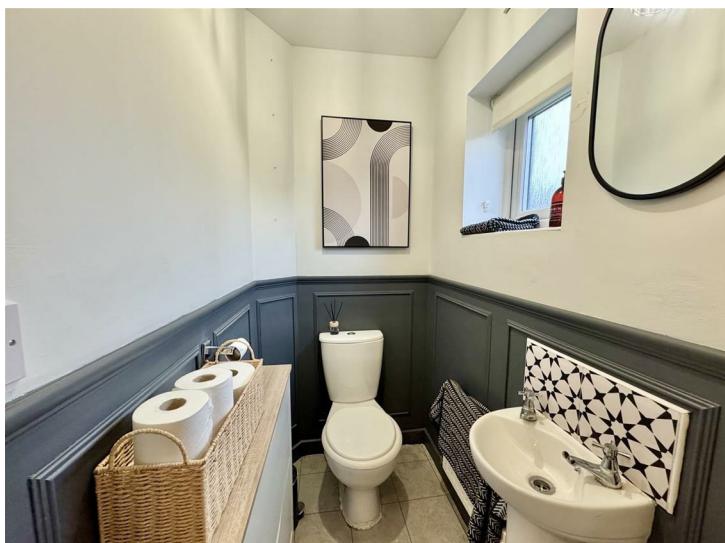
THIS THREE-BEDROOM QUASI SEMI-DETACHED HOME OFFERS SPACIOUS ACCOMMODATION INCLUDING A HALLWAY, LOUNGE, KITCHEN DINER, GROUND FLOOR CLOAKS, THREE BEDROOMS AND A BATHROOM. EXTERNALLY IT PROVIDES SIDE DRIVEWAY PARKING AND A PRIVATE SOUTH FACING REAR GARDEN WITH DECKING, ARTIFICIAL LAWN AND PATIO. NEW LODGE OFFERS EXCELLENT LINKS TO THE M1 AND LOCAL AMENITIES PLUS THE TRAIN STATION AT DARTON, SHOPS AND PUBS. FREEHOLD/ ENERGY RATING - TBC/ COUNCIL TAX BAND A

## HALL 6'7" apx x 3'8" apx



You enter the property through a composite front door into this welcoming hall giving plenty of space to remove coats and shoes. There is vinyl flooring, a wall mounted radiator and panelled walls, giving a first glimpse of the delightful presentation this home has to offer. A staircase takes you to the first floor and an internal doors lead to the kitchen diner and cloakroom.

## GROUND FLOOR WC 4'8" x 3'3"



Conveniently located off the hall and again with superb presentation, this cloakroom has a two piece suite consisting of a pedestal wash basin and twin flush low level WC. There are panelled walls, tiling to splash areas, a wall mounted radiator with the vinyl flooring flowing from the hallway. A double glazed window with obscure privacy glass brings in natural light, there is an extractor fan and an internal door leads to the hall.

## KITCHEN DINER 13'6" max x 8'2" max



Fantastic kitchen diner having a great range of modern wall and base units, complimentary wood effect worktops, inset stainless steel sink with mixer tap, tiled splashbacks and the recently added bespoke matching pantry unit and cupboards, which also have a power socket. Integral appliances come in the form of the electric oven, four ring gas hob with extractor hood over, upright fridge freezer and washing machine. There is plenty of space for a dining table and chairs, natural light is drawn in from the double glazed window to the front, there is laminate flooring and a wall mounted radiator. An internal door leads to the living room.



## LOUNGE 14'9" apx x 11'5" apx



Well presented living room having plenty of space for freestanding lounge furniture and bathed in natural light via the French doors that lead to the garden and the additional double glazed window to the side. The laminate flooring underfoot flows from the kitchen, there is a wall mounted radiator, a useful understairs cupboard and attractive feature panelled to the walls.



## LANDING



Stairs ascend from the hall to the first floor landing, continuing the tastefully decorated panelled walls, carpet flooring, a power socket and pendant ceiling lighting. Internal doors lead to the bathroom and all bedrooms.

### **BEDROOM ONE 14'8" max to rear of robes x 9'7"**



Wonderful main bedroom with excellent storage options by way of the fitted wardrobes with sliding mirror doors and built in cupboard. There is plenty of space for freestanding bedroom furniture, a wall mounted radiator and two double glazed windows to the front bringing in the natural light. There is carpet flooring and the panelled wall behind the bed brings that extra touch of class. There is loft access and an internal door leads to the landing.



**BEDROOM TWO 9'10" apx x 7'11" apx**



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

### **BEDROOM THREE 6'10" apx x 6'6"**



Third bedroom, this time a single and again located at the rear of the property with the double glazed window giving views of the garden. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

### **BATHROOM 8'5" apx x 5'4"**



Modern house bathroom having a three piece suite in white consisting of a panel bath with mixer tap and shower attachment plus glass screen, pedestal wash basin and twin flush low level WC. A double glazed window with obscure glass brings in natural light, there is vinyl tiled flooring, a wall mounted radiator, extractor fan and ceiling lighting. An internal door leads to the landing.

## FRONT AND PARKING



There is a lawn garden to the front with outside tap attached to the property and a footpath leading to the front door. The driveway to the side gives off road parking with a secure gate and fence allowing access to the rear garden.

## REAR GARDEN



Impressive, south facing rear garden having good size Indian Slate patio, elevated artificial lawn leading up to the decking area with space for seating and superb as an entertainment area. There are external power points and French doors lead back into the property.





## **~ 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 Band A

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 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.

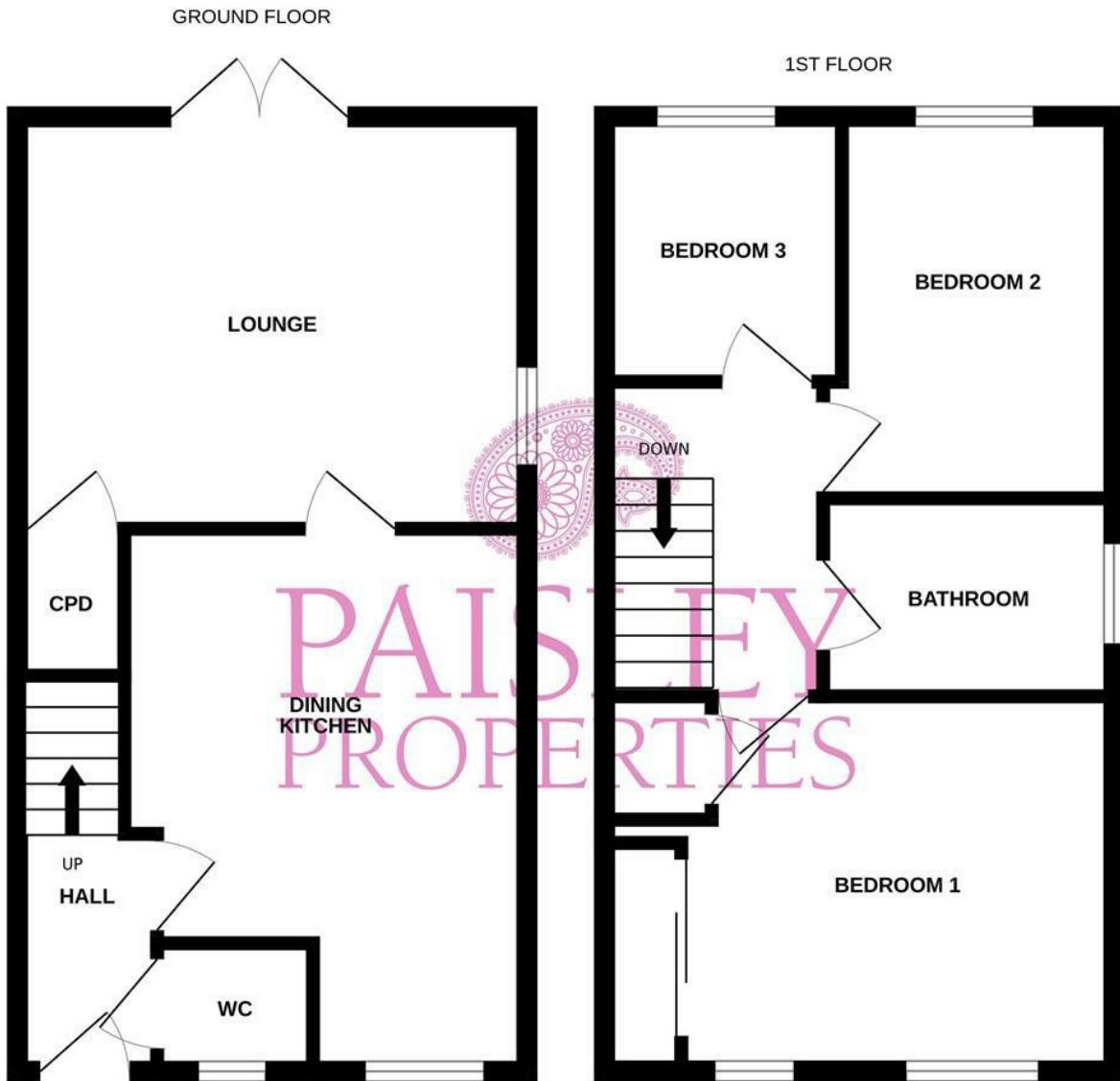
### **~ Paisley Mortgages ~**

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		
(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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