

18 Swallow Close,
Darton S75 5RH

OFFERS IN THE REGION OF
£300,000



THIS IMMACULATELY PRESENTED, EXTENDED THREE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND FEATURES A WEALTH OF DELIGHTFUL TOUCHES. THE PROPERTY BOASTS AN EXCEPTIONAL OPEN PLAN LIVING AREA, SEPARATE DINING ROOM AND WELL EQUIPPED KITCHEN PLUS A GROUND FLOOR WC. ON THE FIRST FLOOR ARE THE THREE DOUBLE BEDROOMS, EN SUITE AND DRESSING AREA TO THE MASTER, AND STYLISH BATHROOM. EXTERNALLY THERE IS PARKING FOR NUMEROUS CARS PLUS A SUPERB ESTABLISHED REAR GARDEN COMPLETE WITH SHEDS.

FREEHOLD / COUNCIL TAX BAND D/ ENERGY RATING: B

PAISLEY
PROPERTIES

LOBBY 6'2" plus stairs x 5'3" apx



You enter the property through a composite front door into this welcoming lobby that gives a first glimpse of the presentation and style that this property has to offer. The solid wood flooring that flows through the ground floor is both hard wearing and looks fabulous. The glazed panels in the door bring in natural light, there is pendant ceiling lighting and a staircase leads to the first floor. There is a wall mounted radiator, coving to the ceiling and internal doors lead to the kitchen and the dining room.

KITCHEN 14'6" apx x 9'10" apx



Quality fitted kitchen having an excellent range of integral appliances. There is a range of wall and base units with a neutral finish and under cupboard lights, complimentary rolled worktops, composite one and a half bowl sink with mixer tap and tiled splashbacks. The integral appliances include the dishwasher and the fabulous range style 'Classic 110' freestanding cooker with a six burner hob and multiple ovens with a curved glass and stainless steel extractor hood over. There is also plumbing for a washing machine, space for a dryer and space for an American style fridge freezer. A double glazed window to the front draws in natural light, there are ceiling spotlights, a tiled floor, wall mounted radiator and coving to the ceiling. An internal door leads to the lobby.



DINING ROOM 11'4" apx x 8'2" apx



Convenient extra reception room, located at the front of the property with the double glazed window bringing in natural light. There is a feature wall with attractive wallpaper, a feature that continues through the property and solid wood flooring. There is a wall mounted radiator, coving to the ceiling and ceiling lighting. An internal door leads to the lobby and glazed double doors lead to the side lobby.

SIDE LOBBY 7'1" x 2'8"



Useful area that links the ground floor rooms excellently. A double glazed uPVC door leads to the side of the property and draws in natural light, there is laminate flooring, inset ceiling spotlights and coving to the ceiling. An internal door leads to the ground floor WC and glazed double doors lead to the living area.

GROUND FLOOR WC 4'11" max x 4'7" max



Practical utility, situated between the reception rooms and ideally located with access from the outside through the side lobby. There is a two piece suite in white consisting of a vanity wash basin with mixer tap and storage and twin flush low level WC. Tiling on the walls is to dado height, there is vinyl flooring, inset ceiling spotlights, a towel radiator and extractor fan. An internal door leads to the lobby.

LIVING ROOM 22'5" apx x 11'6" apx



Spectacular space with two defined areas and bathed in natural light from the double glazed bay window and French doors leading to the rear garden. There are two feature walls, one in each area, wood flooring, two ceiling lights, two wall mounted radiators and coving to the ceiling. Natural light is enhanced by the glazed double doors leading to the side lobby.



LANDING



Stairs ascend from the lobby to this well presented first floor landing again with a feature wall on the stairs wall. There is a wall mounted radiator, pendant ceiling lighting and internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 24'6" apx x 8'1" max to rear of robes



Another exceptional room, running from front to back and bathed in natural light. There is a great range of fitted wardrobes including two triples, bedside cabinets, overhead storage and draws. The feature wall is situated behind where the bed would be placed, there are two pendant ceiling lights, laminate flooring, two wall mounted radiators and coving to the ceiling. Internal doors lead to the en-suite and landing.



EN SUITE 8'5" apx x 5'0" max



Superb en suite having a three piece suite in white and including a separate shower enclosure having Includes six Body Jets, a Removable Stool, Bluetooth Control Panel, 2.8kW Steam Generator and three hoses. There is also a vanity wash basin with mixer tap and storage and twin flush low level WC. Tiling on the walls is to full height, there are wall mounted and towel radiators, inset ceiling spotlights and a sparkle tiled floor. A double glazed window with obscure glass brings in natural light, there is an extractor fan and a door leads to the bedroom.

BEDROOM TWO 9'7" plus cupboard x 9'3" apx



Second double bedroom, situated at the front of the house and having a walk in cupboard which also houses the boiler. There is plenty of space for freestanding bedroom furniture, laminate flooring, pendant ceiling lighting, a wall mounted radiator and coving to the ceiling. A double glazed window draws in natural light, there is a feature wall and an internal door leads to the landing.

BEDROOM THREE 8'7" apx x 8'5" apx



Third double bedroom, this time located at the rear with the double glazed window overlooking the garden. There is space for freestanding bedroom furniture, laminate flooring, pendant ceiling lighting and feature wall. An internal door leads to the landing.

BATHROOM 6'6" max x 6'2" apx



Stylish bathroom having a three piece suite in white consisting of a freestanding bath with wall mounted taps and microphone hose, a vanity wash unit with oval sink, wall mixer taps and storage and a twin flush low level WC. Inset to the wall is a TV with remote, there is tiling on the walls to full height and tiled sparkle tiled flooring with LED lights. A double glazed window with obscure glass brings in natural light, there is a chrome towel radiator and inset ceiling spotlights. An internal door leads to the landing.

FRONT AND PARKING



There is parking on the blocked paved driveway for a minimum of three cars and secure gated access round the side to the rear.

GARDEN



Fantastic, mature and established garden with multiple areas for relaxing and entertaining. There is a block paved patio adjacent to the French doors with steps leading up to the decking area, perfect for seating and having LED floor lights. An opening leads to the patio area which also houses the two sheds. The area is full of delightful plants, flowers, bushes and palm tree.





MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
The Solar panels are leased

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS
None

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.

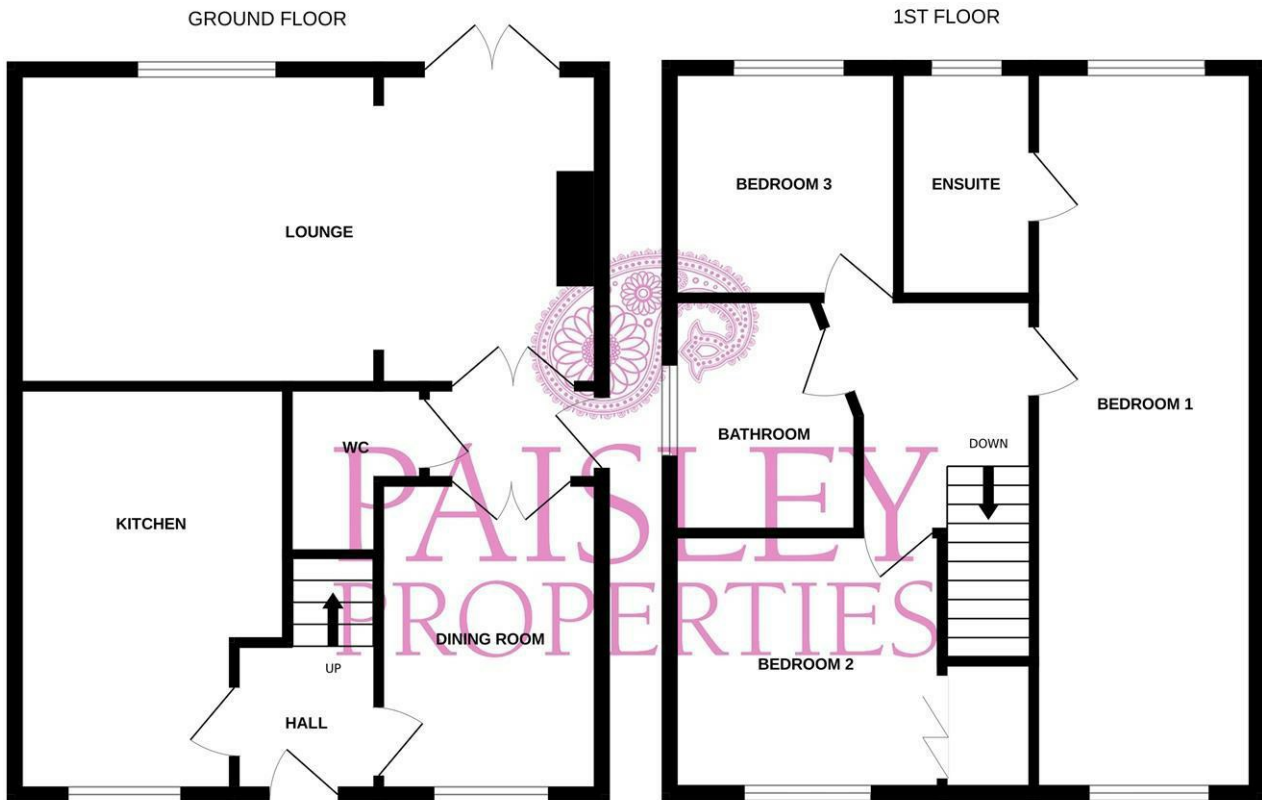
PAISLEY PROPERTIES MAPPLEWELL

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.

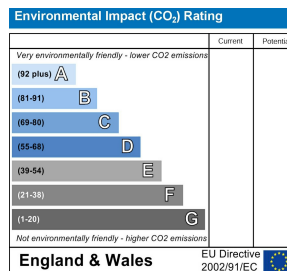
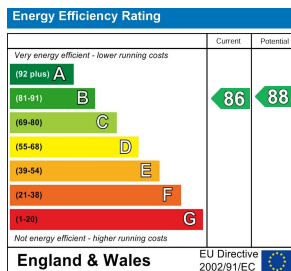
PAISLEY MORTGAGES MAPPLEWELL

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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