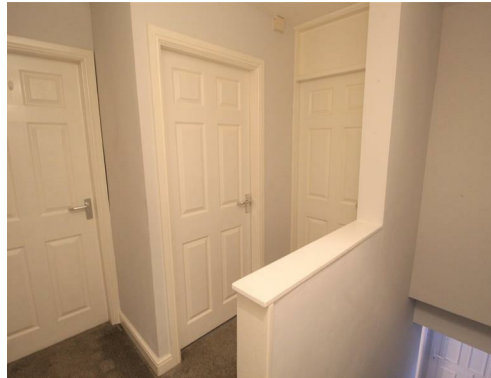


40 Greenside,
Mapplewell S75 6GU

OFFERS AROUND
£160,000



LOCATED IN THE POPULAR VILLAGE OF MAPPLEWELL, THIS THREE-BEDROOM MID-TERRACE PROPERTY IS JUST A SHORT STROLL FROM LOCAL AMENITIES. FEATURING A SPACIOUS DINING KITCHEN, THREE GENEROUS BEDROOMS, FRONT AND REAR GARDENS, AND OFF-ROAD PARKING FOR ONE CAR. OFFERED WITH NO ONWARD CHAIN AND PLENTY OF POTENTIAL FOR FURTHER IMPROVEMENT.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a partially glazed Upvc door in to a welcoming entrance hallway where there is space to remove and hang coats and shoes. Stairs ascend to the first floor landing and a door leads through to the lounge.

LOUNGE 12'7" x 13'6"



This fantastic living area has an abundance of space for living room furniture with alcoves to either side of the chimney breast for free standing furniture. A wall mounted electric fire sits on the chimney breast creating a lovely focal point to the room and a front facing window has a pleasant outlook over the garden. There are neutral tones to the walls, a modern pendant light fitting, wood effect laminate underfoot and doors leads through to the kitchen and hallway.

DINING KITCHEN 16'8" x 10'2"



Positioned to the rear of the property and bursting with natural light courtesy of the triple aspect windows is this spacious dining kitchen offering plenty of space to accommodate a dining table and chairs. The kitchen is fitted with dark grey wood effect wall and base units, complimentary black roll top work surfaces, black tile splash backs and sink with drainer. There is an electric oven, four ring gas hob with extractor fan over head, space for a free standing fridge freezer and plumbing for washing machine and dishwasher. A handy under stairs storage cupboard provides excellent storage for household items. There are spotlights to the ceiling and wood effect laminate to the floor. A door leads through to the lounge and a UPVC allows external access to the rear garden.



FIRST FLOOR LANDING 8'9" x 5'10"



A carpeted staircase ascends from the entrance hallway to the first floor landing where there is loft access via a hatch with pull down ladder and doors lead through to three bedrooms and bathroom.

BEDROOM ONE 10'7" x 11'5"



This generous sized master bedroom is positioned to the front of the property and benefits from natural light courtesy of the front elevation window. There is plenty of space for free standing furniture with the benefit of a built in storage cupboard which sits in one alcove and houses the boiler. There are neutral tones to the walls, a pendant light fitting and grey carpet underfoot. A door leads through to the landing.

BEDROOM TWO 8'3" x 11'7"



Another good sized double room this time located at the rear of the property boasting far reaching views through the window. There is space for free standing furniture, a pendant light fitting, wood effect laminate to the floor and a door leads through to the landing.

BEDROOM THREE 8'0" x 8'5"



This versatile third bedroom is positioned to the rear of the property with similar views to bedroom two through its window and could accommodate a small double or alternatively make a great home office, children's room or hobby room. There is tasteful decor to the walls, a pendant light fitting and wood effect laminate underfoot and a door leads through to the landing.

BATHROOM 5'10" x 7'2"



This contemporary bathroom is fitted with a white three piece suite which comprises of a bath with over head shower, pedestal hand wash basin and low level W.C with push flush. There are white marble effect tile splashbacks to the bath and sink, a front facing obscure glazed window, slate effect vinyl to the floor and a door leads through to the landing.

FRONT



A shared gated pathway allows access to the property which is enclosed with fencing and a metal gate. A decking area adjoins the property perfect for a small table and chairs with two further low maintenance raised shingle patios. The garden benefits from a lovely herb garden which sits on the middle level.

REAR AND PARKING



The property benefits from off road parking for one car directly outside the property. An enclosed garden sits adjacent to the property and is enclosed in boundary fencing. This low maintenance garden is made up of shingle patios, grass lawn and wooden decking perfect for garden furniture. A handy garden shed provides excellent storage for garden items.

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

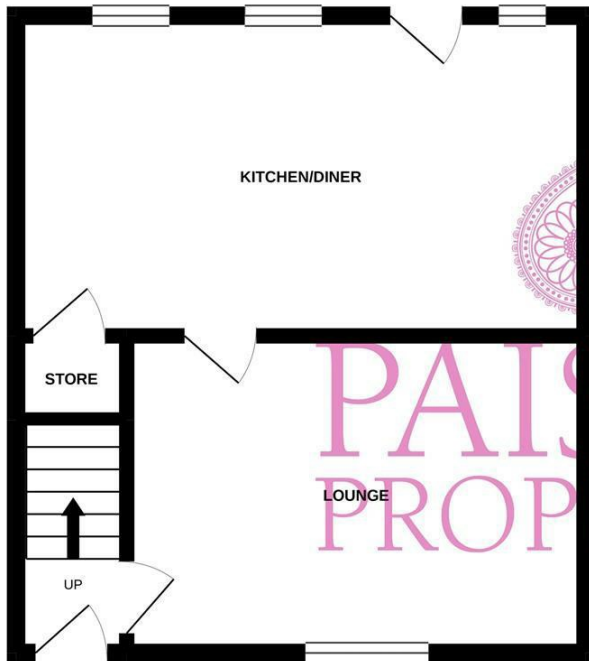
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

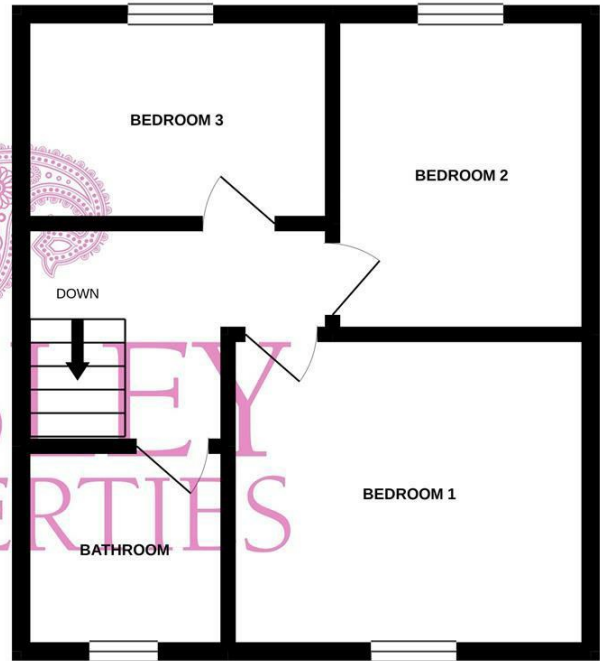
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

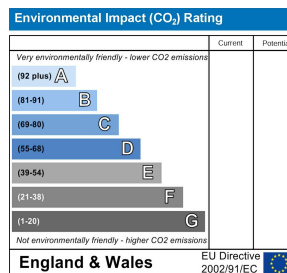
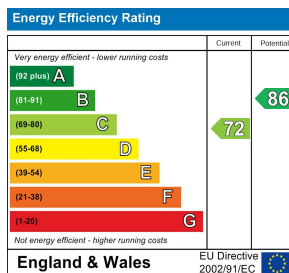
GROUND FLOOR



1ST FLOOR



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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