73 Pye Avenue,
S75 6AG

OFFERS OVER
£70,000















RIPE FOR RENOVATION! THIS TWO-BEDROOM MID-TERRACE PROPERTY HAS HUGE POTENTIAL. LARGE DETACHED GARDEN, VILLAGE LOCATION CLOSE TO LOCAL AMENITIES. AN IDEAL PROJECT FOR INVESTORS OR FIRST-TIME BUYERS. EARLY VIEWING ESSENTIAL!

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING G

PAISLEY
PROPERTIES

LOUNGE 13'4" max x 10'11" apx





You enter the property through a UPVC entrance door into a spacious lounge, positioned to the front of the property and featuring a front-facing window allowing in natural light. A chimney breast provides an attractive focal point to the room. Doors lead through to the inner lobby.

INNER HALL



The staircase ascends to the first floor landing.

KITCHEN 13'8"apx x 12'2" apx





This large kitchen is in need of modernisation, it has a small selection of wall and base units and a wooden effect work top and white tiles splashback. There is a sink with mixer tap. There is plenty of space and plumbing for a washing machine. There a selection of wooden cupboards for storage, A feature chimney breast with open coal fire. There is a UPVC door that leads into the back yard. A door leads into a pantry with shelving and steps leading to a keeping cellar.



LANDING



A staircase leads to the first-floor landing, with doors providing access to bedroom one, bedroom two and the bathroom. There is also a loft hatch providing access to the roof space.

BEDROOM ONE 13'3" max x 10'9"apx

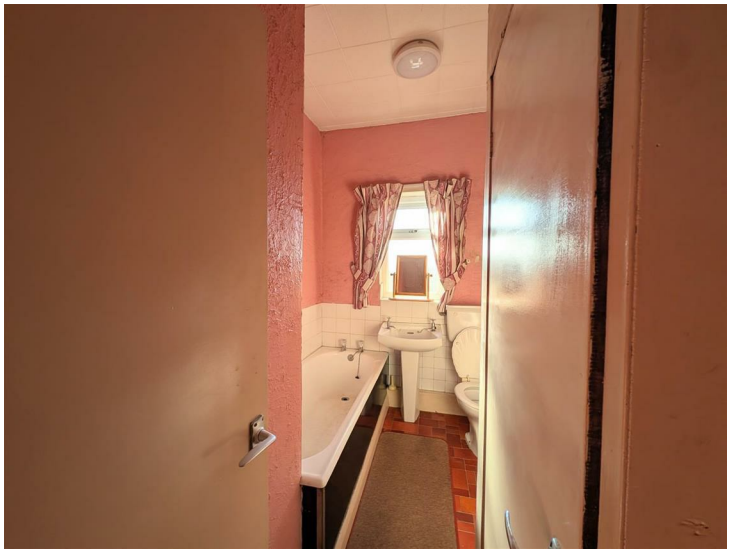




This spacious, front-facing bedroom has lovely high ceilings and a chimney breast, adding character to the room. There is plenty of space for freestanding furniture, along with a useful walk-in cupboard providing additional storage and shelving. An internal door leads to the landing.

BATHROOM 9'3" apx x 5'11"apx





The bathroom is fitted with a three-piece suite comprising a bath with traditional hot and cold taps, a pedestal wash hand basin and a low-level WC. The room has partially tiled walls and lino flooring, along with a useful storage cupboard housing the water tank. The bathroom would benefit from modernisation. A door leads back onto the landing.

BEDROOM TWO





This rear-facing bedroom offers space for freestanding furniture, with a window overlooking the rear of the property and enjoying pleasant views. A door leads back onto the landing.

FRONT



There is a yard to the front with a hard standing area for bin and gate leading to the road.

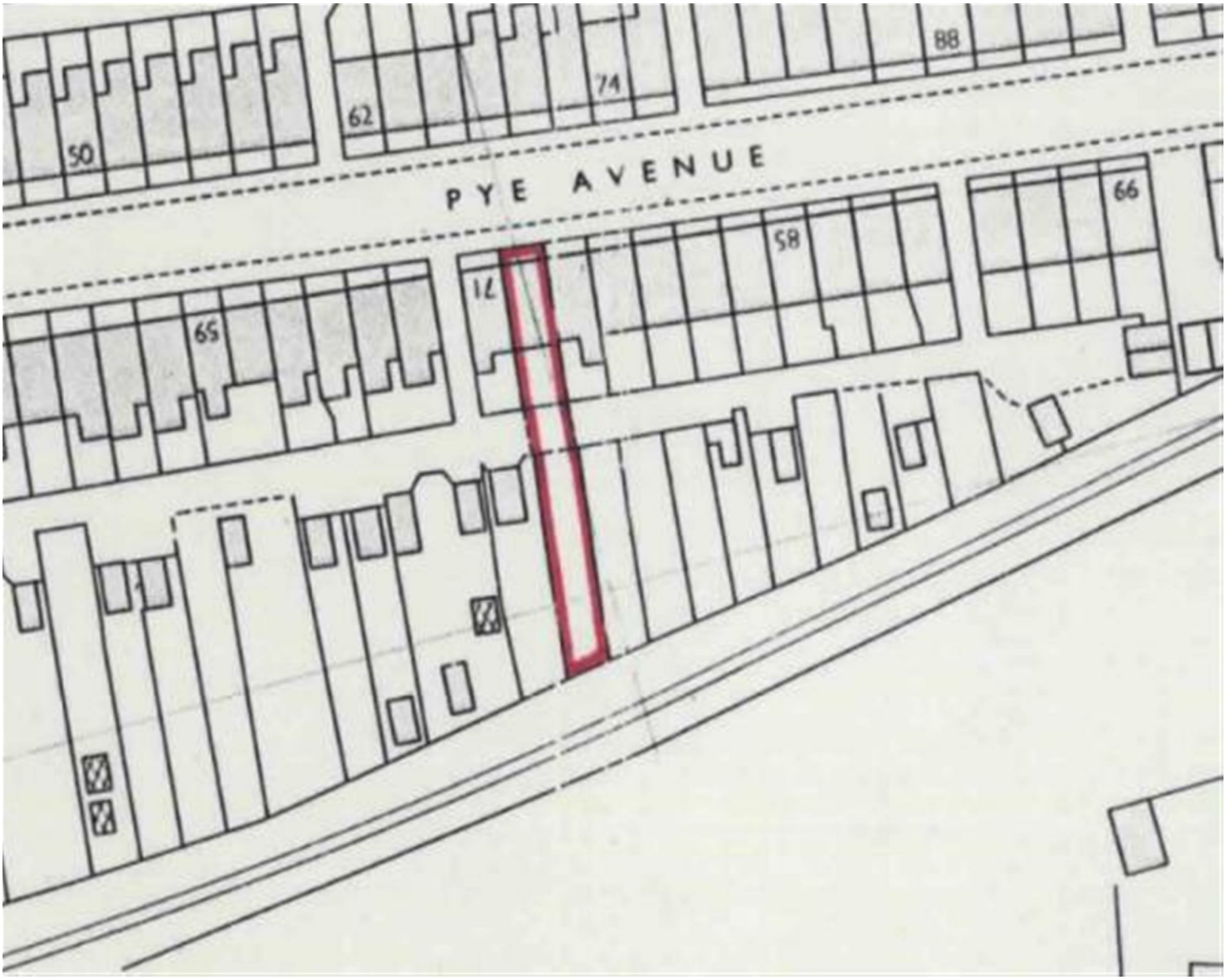
REAR YARD & GARDEN



To the rear of the property is a yard area, with steps leading down from the kitchen door and an outside coal shed. Beyond this is a large, detached garden which is currently overgrown and would benefit from some attention. With a little TLC, this has the potential to make a lovely garden, enjoying pleasant views. There is also potential to create a parking area, subject to any necessary permissions.






50
62
74
88
PYE AVENUE
66
58
65
12

MATERIAL INFORMATION MAPPLEWELL

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:
On street

RIGHTS AND RESTRICTIONS:
Access at the rear for other terraces

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 - Open fire
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
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.

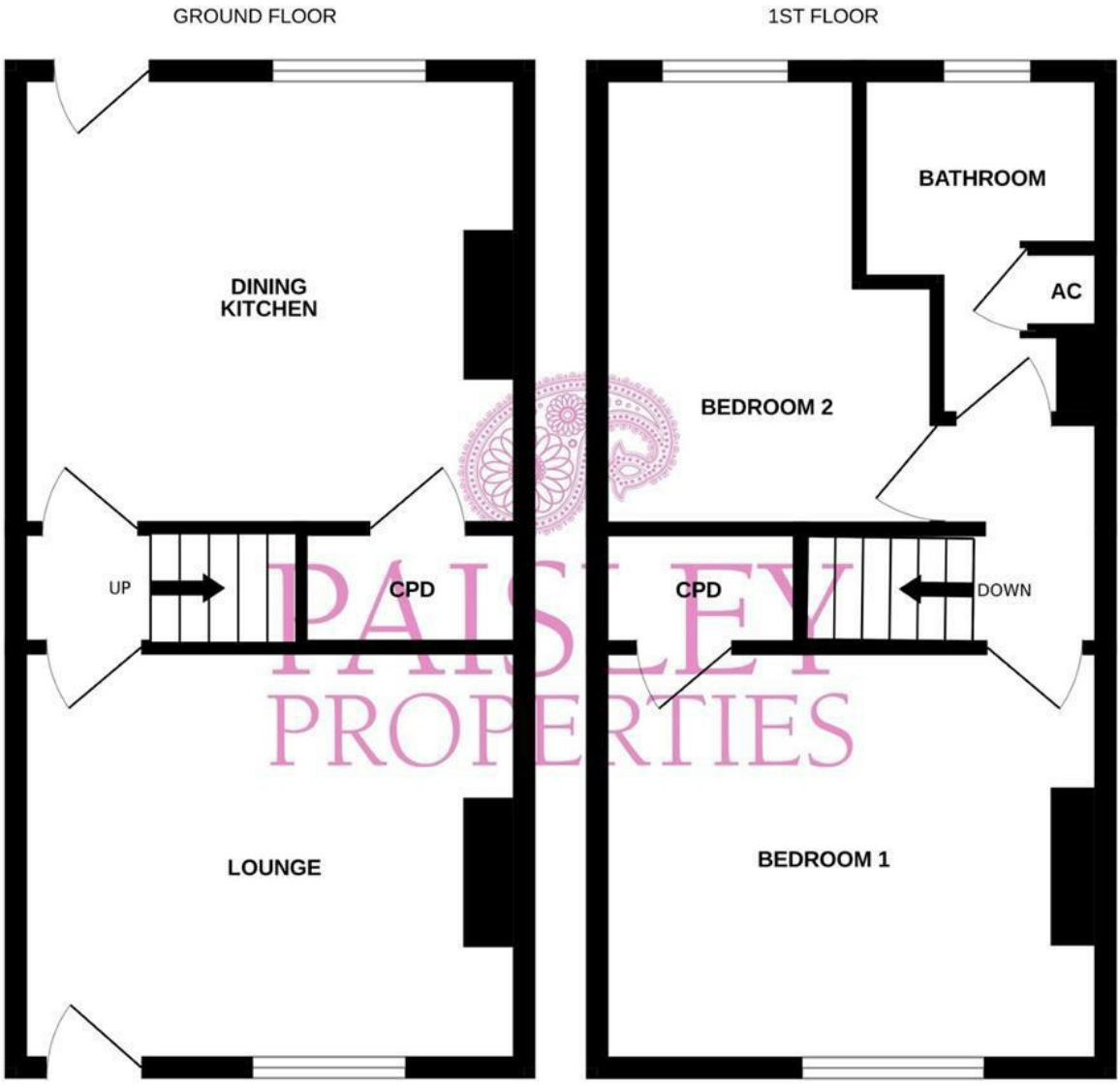
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

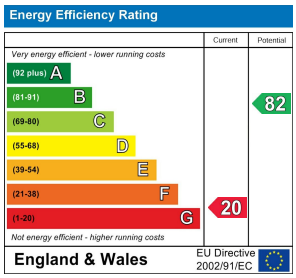
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

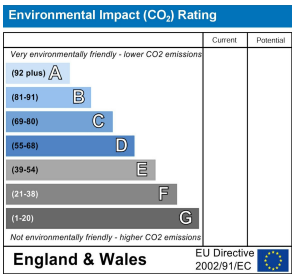
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak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



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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