94 Pye Avenue, Mapplewell S75 6AG

OFFERS IN THE REGION OF £165,000

THIS NEATLY PRESENTED, RECENTLY RENOVATED TWO BEDROOM END TERRACE PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION.
EXTERNALLY THE PROPERTY BENEFITS FROM A REAR GARDEN, GARAGE AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY 3′4″ x 3′3″ max
You enter the property through a uPVC door into a welcoming entrance hallway where there is space to hang outdoor clothing. A carpeted staircase ascends to the first floor and a door leads to the lounge.

LOUNGE 13′1″ x 12′11″

Flooded with natural light from its front facing bay window which looks out onto the street, this lovely large lounge has an electric fire in a cream marble surround with an oak framed mirror above as a focal point. Alcoves to either side of the chimney breast make perfect spaces for freestanding furniture. The room is neutrally decorated with pale grey carpet underfoot, a pendant light fitting and a satin chrome curtain pole. Doors lead to the kitchen and the entrance hallway.

KITCHEN 8′1″ x 15′10″

This modern kitchen has been recently fitted with a range of white base and wall units, grey wood effect laminate worktops, tiled grey splashbacks and a stainless steel sink with drainer and mixer tap. Cooking facilities comprise of an electric hob with a stainless steel chimney extractor fan over and an electric fan oven. There is space and plumbing for a washing machine and space for a tall fridge freezer. A breakfast bar offers an informal dining solution. Two windows looking out into the rear garden give the room lots of natural light and there are roller blinds for privacy. Stylish wood LVT flooring runs underfoot and two pendant light fittings complete the look. To one corner of the room is an understairs cupboard which offers storage for household items and houses the property's boiler. A part glazed uPVC door leads to the rear garden and an internal oak door leads to the lounge.

FIRST FLOOR LANDING
A carpeted staircase leads from the entrance hallway to the first floor landing.

BEDROOM ONE 11′0″ x 16′0″ max
Located to the front of the property with a window overlooking the street this generous sized double bedroom has neutral décor, grey carpet underfoot and a satin chrome curtain pole to the window. There is ample space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM TWO 8′3″ x 10′4″ max
This second double bedroom can be found to the rear of the property and again is neutrally decorated with grey carpet running underfoot. It has a central pendant light and a satin chrome curtain pole to the window. The room is nice and light courtesy of a window which overlooks the garden. A door leads to the landing.

BATHROOM 7'5" x 7'3" max

This fabulous contemporary bathroom is newly fitted with a three piece white and grey vanity suite comprising of a low level W.C., a grey vanity unit with integral hand wash basin with mixer tap and a bath with central taps and a thermostatic mixer shower over with a glass shower screen to the side. The room is partially tiled with white tiles with contrasting pale grey grout and there are grey marble effect aquaboards behind the bath and shower. LVT grey wood effect flooring runs underfoot and the ceiling has PVC cladding with spotlights. A mirror over the wash basin and a chrome heated towel radiator complete the scheme. An obscure window allows natural light to enter, a grey roller blind is fitted for extra privacy. A door leads onto the landing.

EXTERIOR

A small enclosed walled low maintenance garden sits to the front of the property and a path leads to the front door. To the side of the property is shared access which leads to a single garage which has an up and over door. There is then access to a low maintenance fenced in paved area sitting adjacent to the house. A shared access path runs along the back of the properties and this property benefits from a further garden space which is located to the other side of the path and has fences to the perimeter making it private. This garden space is laid to lawn.

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:
Garage

RIGHTS AND RESTRICTIONS:
Vehicle access to the rear

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.

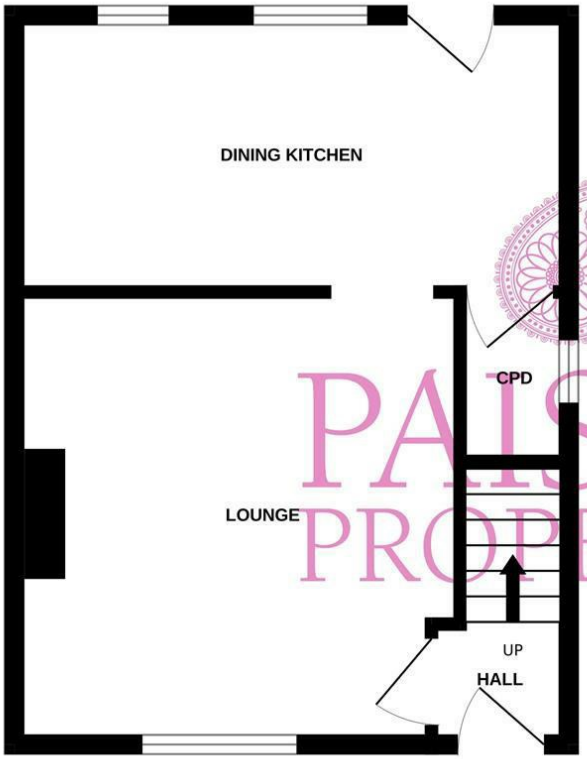
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check 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.

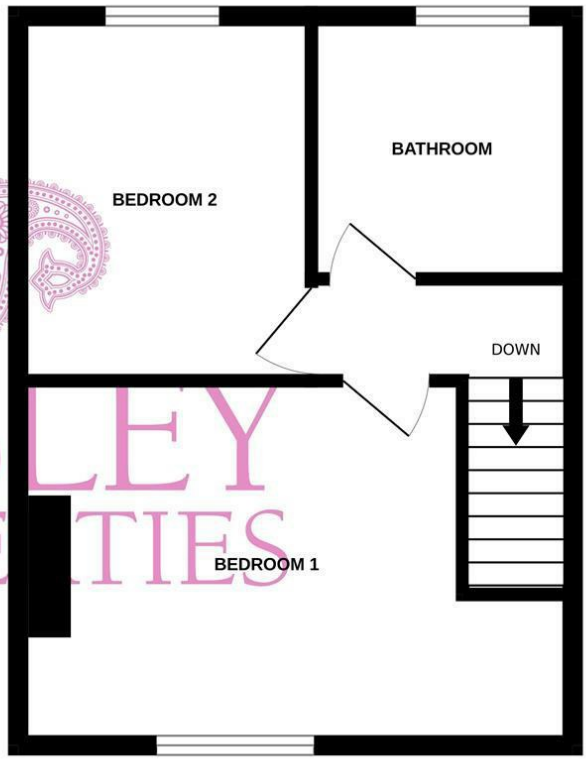
PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would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

GROUND FLOOR

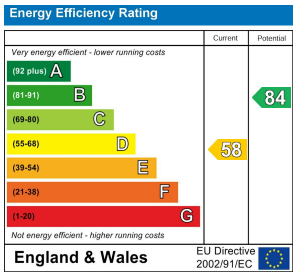


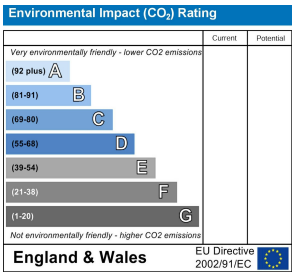
1ST FLOOR



PAISLEY PROPERTIES

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.
Made with Metropix ©2023





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES