8 School Street, Staincross S75 6BX

OFFERS AROUND £150,000















A TWO-BEDROOM MID-TERRACE HOME LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF STAINCROSS. OFFERING SPACIOUS ACCOMMODATION, COMPRISING ONE DOUBLE BEDROOM AND ONE SINGLE BEDROOM, AN ENCLOSED REAR GARDEN AND ON-STREET PARKING. THE PROPERTY IS IDEALLY POSITIONED CLOSE TO LOCAL AMENITIES AND THE NEARBY VILLAGE OF MAPPLEWELL. AN IDEAL HOME FOR FIRST-TIME BUYERS, COUPLES OR SMALL FAMILIES.

COUNCIL TAX BAND A /FREEHOLD / ENERGY RATING TBC

PAISLEY PROPERTIES

ENTRANCE/ LOUNGE 14′0″ apx x 13′7″ apx




Upon entering the property through the UPVC front door, you are welcomed into a bright and inviting lounge, positioned at the front of the home. A large front-facing window allows plenty of natural light to fill the room, while the electric log burner creates an attractive focal point, adding a cosy and welcoming feel. High ceilings enhance the sense of space, creating a light and airy atmosphere. The room also benefits from a wall-mounted radiator and provides access through to the kitchen.

KITCHEN 12′0″ apx x 11′9″ apx





The kitchen is fitted with a range of white wall and base units, complemented by contrasting black worktops, creating a clean and modern finish. A one-and-a-half bowl sink and drainer with mixer tap is positioned beneath the window, while freestanding appliances include an electric oven, four-ring gas hob and stainless steel extractor hood above. There is also space for a freestanding fridge/freezer. The generously sized kitchen offers ample room for a dining table or breakfast area, making it a practical space for everyday living and entertaining. The room is finished with hard-wearing grey carpet, with a door providing access to the rear of the property and a further door leading through to the lounge.

FIRST FLOOR LANDING 9′0″ apx x 2′8″ apx

Stairs ascend from the kitchen to the first-floor landing which provides access to the two double bedrooms and family bathroom, completing the first-floor accommodation.

BEDROOM ONE 12'11" apx x 13'8"





This generous double bedroom is situated at the front of the property and benefits from an abundance of natural light. The room is decorated in soft blue tones and finished with neutral carpeting, creating a bright and welcoming atmosphere. There is ample space for a range of freestanding bedroom furniture, along with a wall-mounted radiator. An internal door provides access back to the first-floor landing

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



This single bedroom is positioned to the rear of the property, enjoying pleasant views over the rear garden. The room is bright and neutrally decorated, offering space for some freestanding furniture. Versatile in its use, the room would also make an ideal dressing room, nursery or home office. An internal door provides access back to the first-floor landing.

HOUSE BATHROOM 4'11" apx x 11'8" apx




The family bathroom features a classic three-piece white suite, with an electric shower over the bath and a separate handheld shower head. Positioned to the rear of the property, the room makes excellent use of the available space, with additional room for freestanding bathroom furniture if desired. Further benefits include a heated towel rail and an additional handheld shower attachment fitted to the bath taps. The room is finished with attractive blue wall tiling and tile-effect vinyl flooring. A door leads directly back onto the first-floor landing

REAR GARDEN




The rear garden makes excellent use of the available space, offering a low-maintenance outdoor area that is fully paved and arranged over one level. The garden is fully enclosed, providing a wonderful degree of privacy and making it an ideal space for relaxing or entertaining. Patio doors lead directly back into the kitchen, creating a convenient connection between the indoor and outdoor living spaces.

FRONT



Positioned towards the end of the street, the property enjoys a pleasant degree of privacy. On-street parking is available, subject to availability.

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:

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.

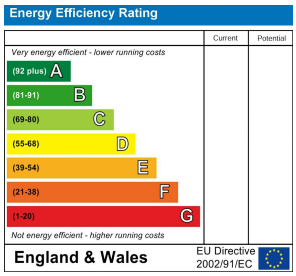
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

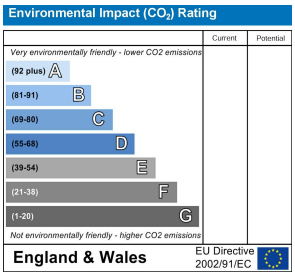
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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 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. *





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