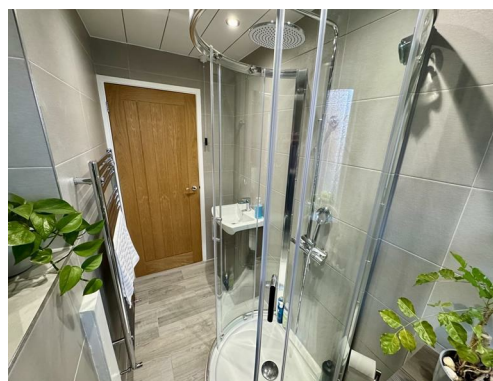
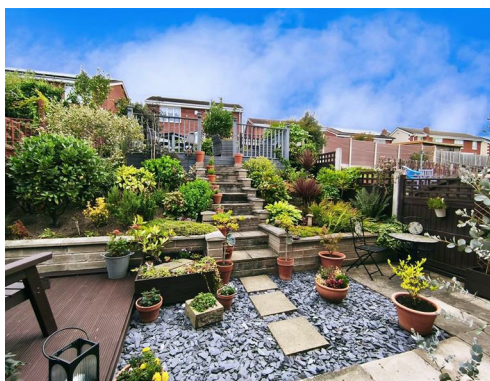


29 Bentham Way,
Mapplewell S75 5QA

OFFERS IN THE REGION OF
£180,000



TUCKED AWAY ON THIS POPULAR RESIDENTIAL DEVELOPMENT THIS FABULOUSLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY WHICH OFFERS SURPRISINGLY SPACIOUS, MODERN LIVING ACCOMMODATION. IT BOASTS A SUPERB ENCLOSED REAR GARDEN, ON TWO TIERS TO MAKE THE MOST OF THE SUN AND VIEWS. THERE IS OFF ROAD PARKING TO THE FRONT AND VIEWING IS BY APPOINTMENT ONLY.

FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING D

PAISLEY
PROPERTIES

PORCH 3'5" x 3'2"

You enter the property through a composite front door into this useful porch, giving space to remove coats and shoes. There is natural light brought in via the double glazed window, a wall mounted radiator, power socket and carpet flooring. A glass panel internal door leads to the lounge.



LOUNGE 16'4" max x 11'8"

Generous sized living room which utilises the space under the stairs wonderfully and can be used as a dining space or study, which the current owner achieves. There is a wall mounted contemporary fire which compliments the wall mounted radiator, there is carpet flooring and the double glazed window to the front bathes the room with natural light. A staircase takes you to the first floor and internal doors lead to the porch and kitchen.



KITCHEN 11'8" x 6'3"

Modern kitchen, located at the rear of the property and having a good range of wall and base units with a light oak finish, complimentary square edged worktops with a quartz effect finish with matching splashbacks and inset stainless steel sink with mixer tap. Integral appliances come in the form of an eye level oven, induction hob with square stainless steel extractor hood over, under counter fridge freezer and washing machine. There is space for a breakfast table, laminate flooring runs underfoot and a low maintenance ceiling with inset spotlights. The double glazed window to the rear overlooks the patio and brings in natural light, there is a kick panel heater and a part glazed composite door allows access to the rear garden space.



LANDING 5'10" x 2'7"

Stairs ascend from the lounge to this first floor landing having carpet flooring, access to the loft space and internal doors leading to the shower room and both bedrooms.



BEDROOM ONE 11'7" x 8'10"

First of the two double bedrooms, this one at the front of the property with the double glazed window bringing in natural light. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



SHOWER ROOM 8'7" x 3'10"

Stylish shower room having a three piece suite in white consisting of a circular shower enclosure with overhead rain shower and separate hose, vanity wash unit with mixer tap and storage and close coupled WC. There is tiling to the walls to full height, a chrome towel radiator, low maintenance ceiling with inset spotlights with natural light coming in from the double glazed window with obscure glass. There is an extractor fan and an internal door leads to the landing.



BEDROOM TWO 11'7" max to rear of robes x 6'4"

Second of the two double bedrooms, this one at the rear of the property with the double glazed window bringing in natural light and overlooking the garden. Storage comes in the form of the fitted wardrobe to one wall with sliding mirror doors with additional storage space, there is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



EXTERNALLY

To the front there is a lawn area with off road parking and gated side access giving parking for another vehicle. The rear garden has a patio area directly outside the kitchen consisting of flagged patio, decking and slate areas plus there is an outside tap. There is a newly erected garden shed and sloping area having established plants and shrubs with steps leading to the upper level decked seating area.





~ 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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Off road parking

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY
There have not been any structural alterations 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

UTILITIES:
Water supply - Mains
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.

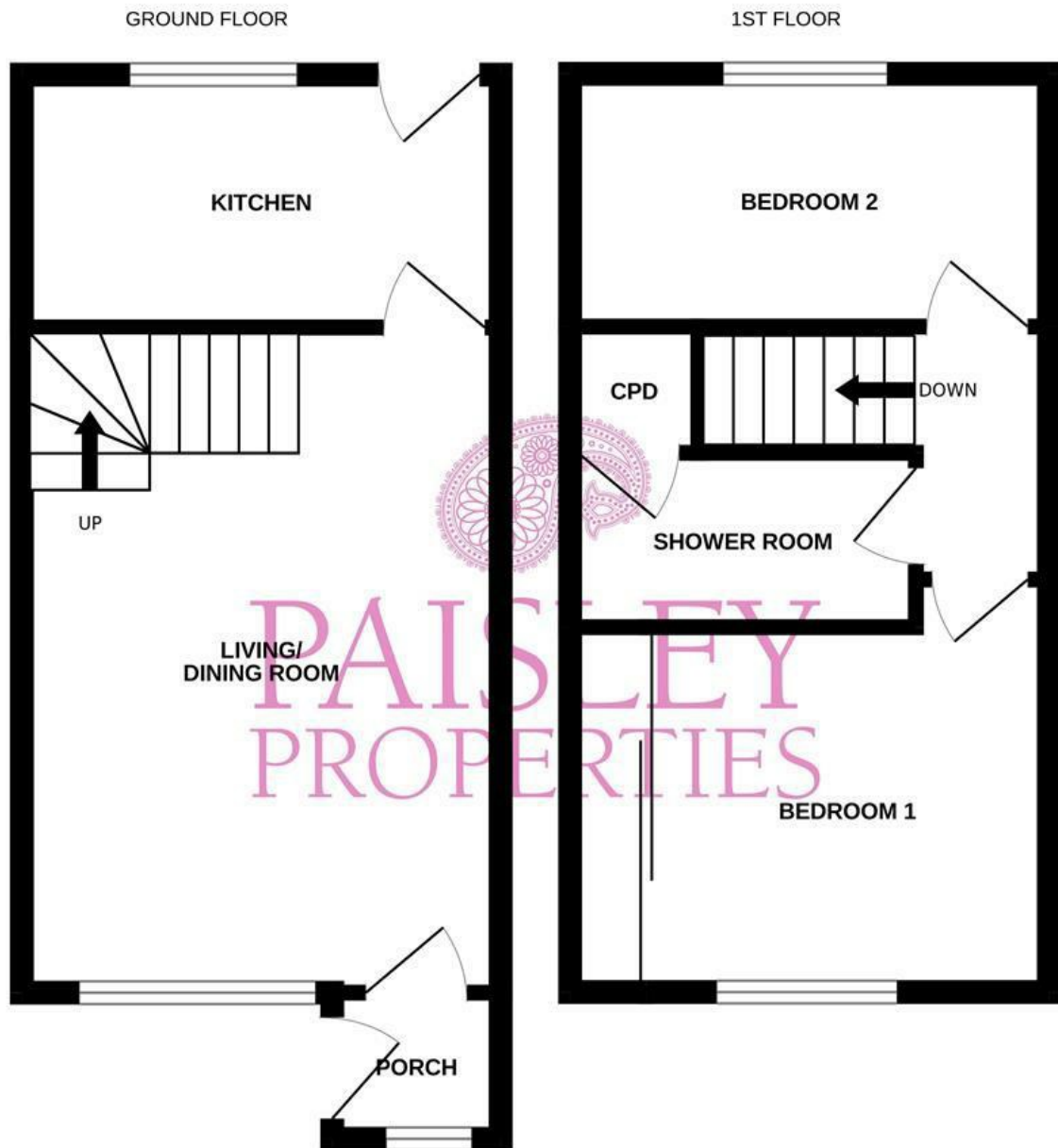
~ Paisley Mortgages ~

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. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES