



£399,950

TENURE : FREEHOLD

Lidgett Road, Mapplewell, S75

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Exceptional four double bedroom detached family home

Separate utility room & downstairs WC

Elegant principal bedroom with en suite

Integral garage & private driveway

Contemporary kitchen with integrated appliances

Expansive enclosed rear garden

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are proud to present this superb four double bedroom detached residence for sale. Expertly designed and beautifully finished to appeal to discerning buyers seeking space, style and family comfort. Positioned within a peaceful cul-de-sac, this elegant home boasts generous accommodation throughout with high quality fixtures and thoughtful layout.

Entrance Hall

A refined and inviting entrance hall sets the tone for the home, featuring quality coir matting underfoot and access to the principal reception spaces, garage and first floor. Elegant proportions and a thoughtful layout immediately create a sense of space and flow.

Living Room

Measurements: 14'8" x 10'2" (4.47m x 3.09m)

An expansive main reception room with plush carpet flooring and a feature double glazed square bay window overlooking the front elevation. This tranquil space is illuminated by natural light and complemented by a tasteful finish, ideal for both relaxed family evenings and refined entertaining.

Kitchen / Dining Room

Measurements: 19'2" x 10'11" (5.85m x 3.34m)

A beautifully appointed kitchen and dining area fitted with an exceptional range of contemporary wall and base cabinetry, complemented by premium work surfaces. Integrated appliances include a fridge, freezer, dishwasher, electric oven, gas hob and cooker hood—offering seamless functionality. With direct views and access to the rear garden via patio doors, this space effortlessly combines practicality with modern style and an open, sociable feel.

Utility Room

Measurements: 7'1" x 5'5" (2.16m x 1.64m)

A highly functional utility room provides additional workspace and storage, featuring an integrated washing machine and convenient external access to the private rear garden—designed to support the rhythms of family living.

Downstairs WC

Measurements: 5'2" x 3'1" (1.58m x 0.94m)

Presented with quality vinyl flooring, a low flush WC and contemporary wash basin with tiled splashback, this guest cloakroom maintains the high specification seen throughout the home.

Stairs & Landing

The landing is bright and spacious, with luxurious carpet underfoot, recessed lighting and a stylish spindle staircase. An integrated storage cupboard houses the water heater, further enhancing the practicality of the layout.

Principal Bedroom

Measurements: 10'10" x 9'11" (3.31m x 3.02m)

A generously sized principal bedroom, finished with plush carpet, radiator and double glazed rear window overlooking the garden. The room benefits from a dedicated dressing area with fitted wardrobes and elegant recessed spotlights, creating a serene retreat.

En-Suite Bathroom

Measurements: 5'11" x 5'7" (1.80m x 1.71m)

The en-suite showcases a modern design with a shower enclosure, low flush WC, wash basin and tasteful tiling. Recessed spotlights and a double glazed window add to the refined finish.

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Bedroom Two

Measurements: 13'3" x 8'11" (4.05m x 2.71m)

A substantial second bedroom featuring premium carpet, radiator and a double glazed window to the front—perfectly suited for family or guest accommodation.

Bedroom Three

Measurements: 11'3" x 8'8" (3.42m x 2.64m)

A third double bedroom thoughtfully finished with quality carpet and natural light from a front facing double glazed window.

Bedroom Four

Measurements: 10'10" x 8'8" (3.31m x 2.64m)

Another versatile double bedroom with carpet flooring and a rear facing double glazed window. This room offers flexibility as a guest suite, home office or hobby space.

Family Bathroom

Measurements: 8'4" x 6'10" (2.55m x 2.09m)

A sophisticated four-piece suite presents a bath, separate shower enclosure, low flush WC and wash basin. Recessed spotlights and partial wall tiling complete the contemporary aesthetic, complemented by a frosted double glazed window.

Outside

Externally this home impresses with its private and generous rear garden, predominantly laid to lawn and enclosed with fencing—offering a peaceful outdoor space for relaxation and play. A gated side access adds convenience. To the front, a private driveway and integral garage provide ample off-street parking and secure storage.

Location

Situated in the highly regarded village of Mapplewell, Barnsley, this property benefits from a desirable balance of village charm and excellent connectivity. Mapplewell is a well-established community known for its welcoming atmosphere, local amenities, and green open spaces such as Mapplewell Park, ideal for family activities and leisure. The area also offers well-regarded schools and strong transport links with easy access to Barnsley town centre, major road networks (including the M1) and surrounding centres, making it a particularly attractive choice for professionals and growing families alike.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

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Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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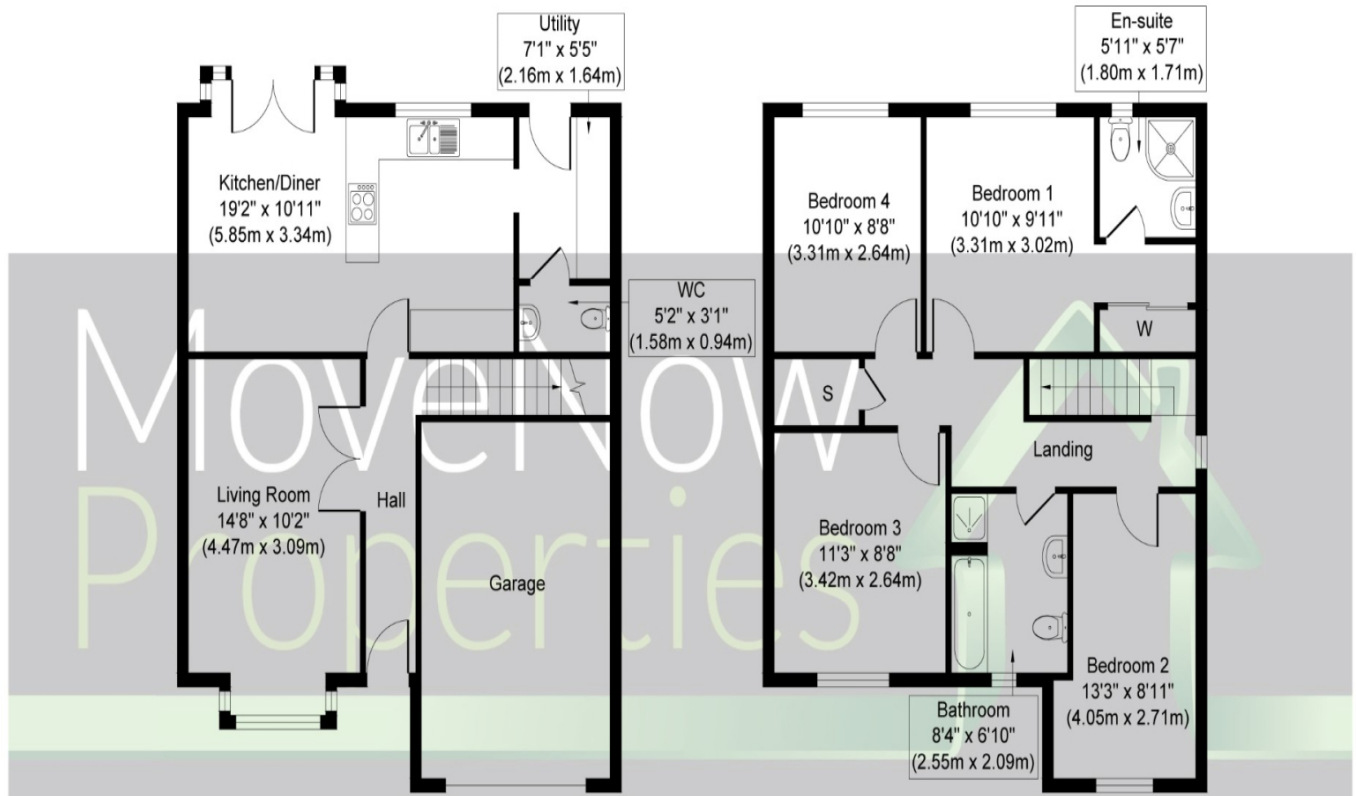




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Ground Floor
 Approximate Floor Area
 725 sq. ft
 (67.34 sq. m)

First Floor
 Approximate Floor Area
 688 sq. ft
 (63.88 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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