

18 Church Street,  
Staincross S75 6BU

OFFERS IN THE REGION OF  
£150,000



HAVING NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF STAINCROSS WITH MAPPLEWELL AMENITIES A SHORT WALK AWAY, THIS GOOD SIZE TWO BEDROOM TERRACE HOME IS WELL PRESENTED AND READY TO MOVE INTO. THE PROPERTY REQUIRES A LITTLE UPDATING AND BENEFITS FROM A SPACIOUS LOUNGE, DINING KITCHEN, STYLISH SHOWER ROOM, TWO GENEROUS SIZED BEDROOMS BOTH WITH FITTED WARDROBES. THERE IS GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND AN ENCLOSED GARDEN TO THE REAR WITH AN IMPRESSIVE SIZED SHED/WORKSHOP.

FREEHOLD/ ENERGY RATING - TBC/ COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

### **LOUNGE 13'3" max into recess x 12'1" apx**



You enter the property through a uPVC glazed front door into the generous sized living room, located at the front of the property with a double glazed window bathing the room with natural light. There is plenty of room for living room furniture, carpet flooring runs underfoot, there is a wall mounted radiator, ceiling rose and lights and coving to the ceiling. The focal point of the room is the gas fire set on a marble base with decorative surround with a useful cupboard in the recess. An internal door leads to the kitchen diner.

### **KITCHEN DINER 13'1",95'1" apx x 10'3" plus cupboard**



Another excellent sized room with ample space for a dining table and chairs. The kitchen consists of an oak effect range of wall and base units, complimentary rolled worktops, tiled splashbacks and composite one and a half bowl sink with mixer tap. Integral appliances include an electric oven, four ring gas hob with extractor hood over plus there is space for a fridge freezer, plumbing for a washing machine and there is a convenient under stairs storage cupboard with light and shelving. A double glazed window to the rear draws in natural light, there is tiled flooring, ceiling spotlights and a wall mounted radiator. A door gives access to the staircase which leads to the first floor and a glass panel external door leads to the rear porch.

**REAR PORCH 3'4" apx x 2'10" apx**



Invaluable extra space having a double glazed window looking out to the rear patio, tiled flooring and a ceiling light. A uPVC double glazed external door leads to the rear patio and a door to the WC.

**WC 3'8" apx x 2'10" apx**



Another very useful utility having a twin flush low level WC, tiled flooring, tiled walls to dado height with wood panelling above and ceiling lighting. A double glazed window draws in natural light and a door leads to the rear porch.

**LANDING 9'9" apx x 3'1" plus stairs**



Stairs ascend from the the kitchen to the first floor landing having carpet flooring, ceiling lighting and a wall mounted radiator. There is access to the loft and internal doors lead to the shower room and all bedrooms.

**BEDROOM ONE 12'3" plus robes x 12'1" max to rear of robes**



First of the two double bedrooms and having a great range of fitted wardrobes. There are three doubles plus a corner cupboard and tallboy. There is plenty of room for freestanding bedroom furniture, a double glazed window brings in natural light, there is carpet flooring, coving to the ceiling and a wall mounted radiator. An internal door leads to the landing.

## **BEDROOM TWO 14'1" max to rear of cupboards x 6'11" max to rear**



Second double bedroom again with fitted storage having a double and triple wardrobe, drawers plus lots of overhead storage. Laminate flooring runs underfoot, a double glazed window brings in natural light, there is coving to the ceiling and fitted blinds to the window. An internal door lead to the landing.

## **SHOWER ROOM 7'9" apx x 6'1" max**



This very modern and refurbished shower room includes a three piece suite comprising of a walk in, panelled, corner shower cubicle with glass screen, thermostatic shower, rain shower head and separate hose, a vanity wash basin with chrome mixer tap and storage under plus a twin flush low rise WC. There is a chrome towel radiator, wood effect vinyl flooring, ceiling lighting, tiling to dado height and very useful cupboard housing the boiler. An obscured glazed window provides natural light and a door leads to the landing.



## REAR GARDEN



There is on street parking to the front with the rear patio garden having a raised planting area, outside tap, gate to the rear for access and an excellent size shed/workshop.

## **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:  
TBC

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.

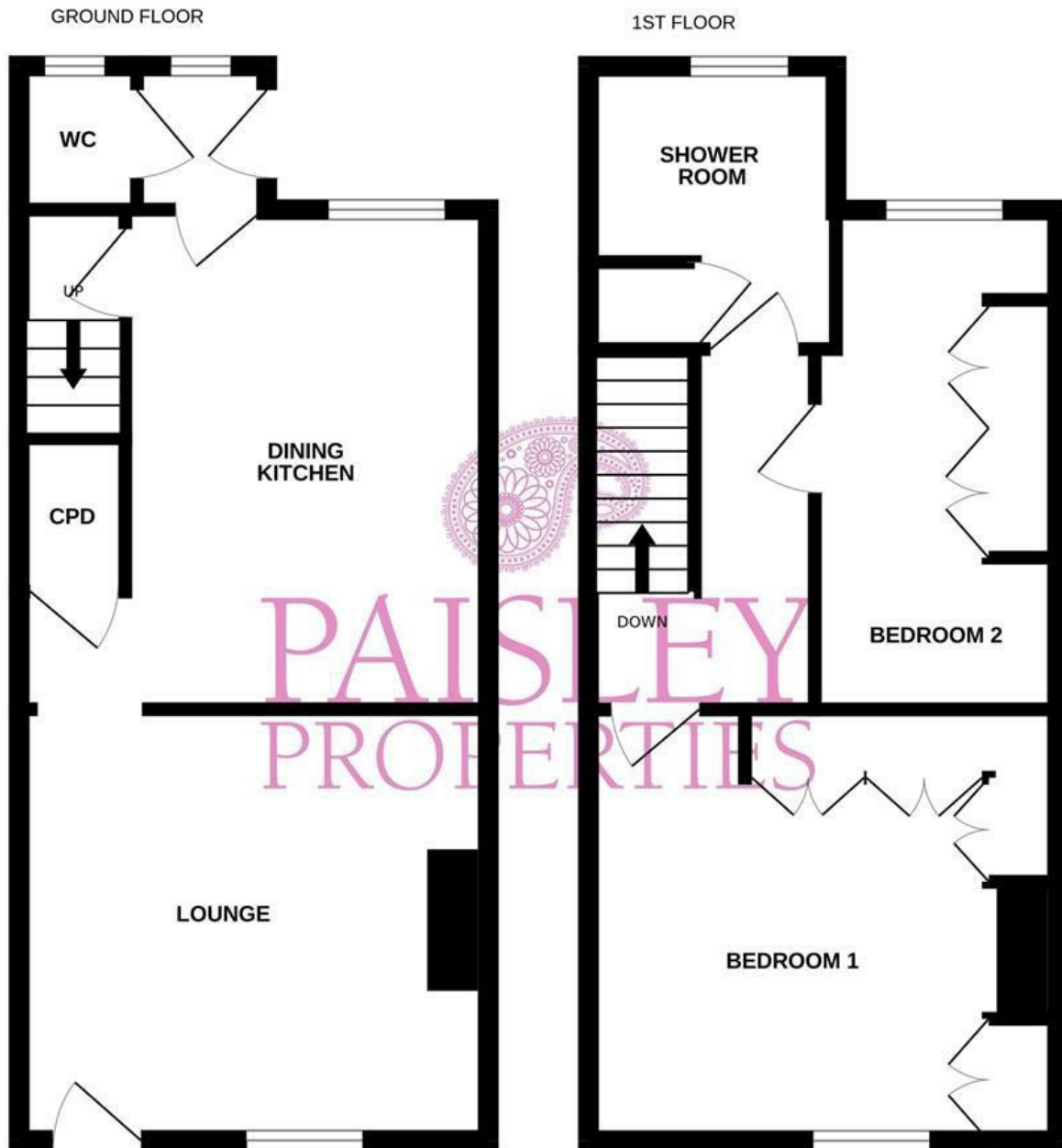
### **PAISLEY PROPERTIES MAPPLEWELL**

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. \*



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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