

454 Higham Common Road,
Higham S75 1PW

OFFERS IN THE REGION OF
£145,000



THIS FANTASTIC TWO BEDROOM MID TERRACE PROPERTY IN HIGHAM IS SITUATED NEAR TO SCHOOLS, SHOPS AND LOCAL AMENITIES. THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS AND AN OFF ROAD PARKING SPACE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

KITCHEN 8'7x7'10

A good sized space with a range of light wood wall and base units, black splashback tiling and neutral décor. The kitchen includes an electric oven, gas hob, integrated dishwasher and space for under counter appliances. There is a window to the rear of the property and a door leading in to the dining room.



DINING ROOM 11'7x10'5

An excellent sized reception room with patio doors leading to the rear of the property, the room has wooden flooring, neutral decor and a staircase leading to the first floor landing along with under stair storage and doors leading to both the kitchen and living space.



LIVING ROOM 12'8 x 11'10

You enter this room through double wooden doors leading from the dining area, this is a generously sized living area with space for freestanding furniture and seating. There is a large window looking out to the front of the property allowing lots of natural light in to the room and a door leading out to the garden.



BEDROOM ONE 14'9x12'7

Positioned at the front of the property is this spacious, master double bedroom. This fantastic sized bedroom offers plenty of space for bedroom furniture. There is a large upvc window overlooking the front garden allowing plenty of natural light in to the room. The room has neutral décor and a door leading out to the landing.



BEDROOM TWO 11'10x7'4

Positioned to the rear of the property this is a good sized second double bedroom. The room is neutrally decorated and has large mirrored wardrobes to one wall. There is a upvc window that overlooks the large back garden and parking area. A door leads to the landing.



BATHROOM

This good sized bathroom is fitted with a white three piece suite consisting of a bath, a pedestal hand wash basin and a low-level W.C. There is also a separate shower cubicle, A Velux window allows natural light into the room and an additional light fitting provides lighting on an evening. The bathroom is part tiled and is of neutral décor. A door leads back to the landing.



GARDENS

The property boasts large gardens to the front and rear of the property and there is a handy off road parking space.



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:

To the rear

RIGHTS AND RESTRICTIONS:

Access at the rear and communal garden space

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.

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 B

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

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.

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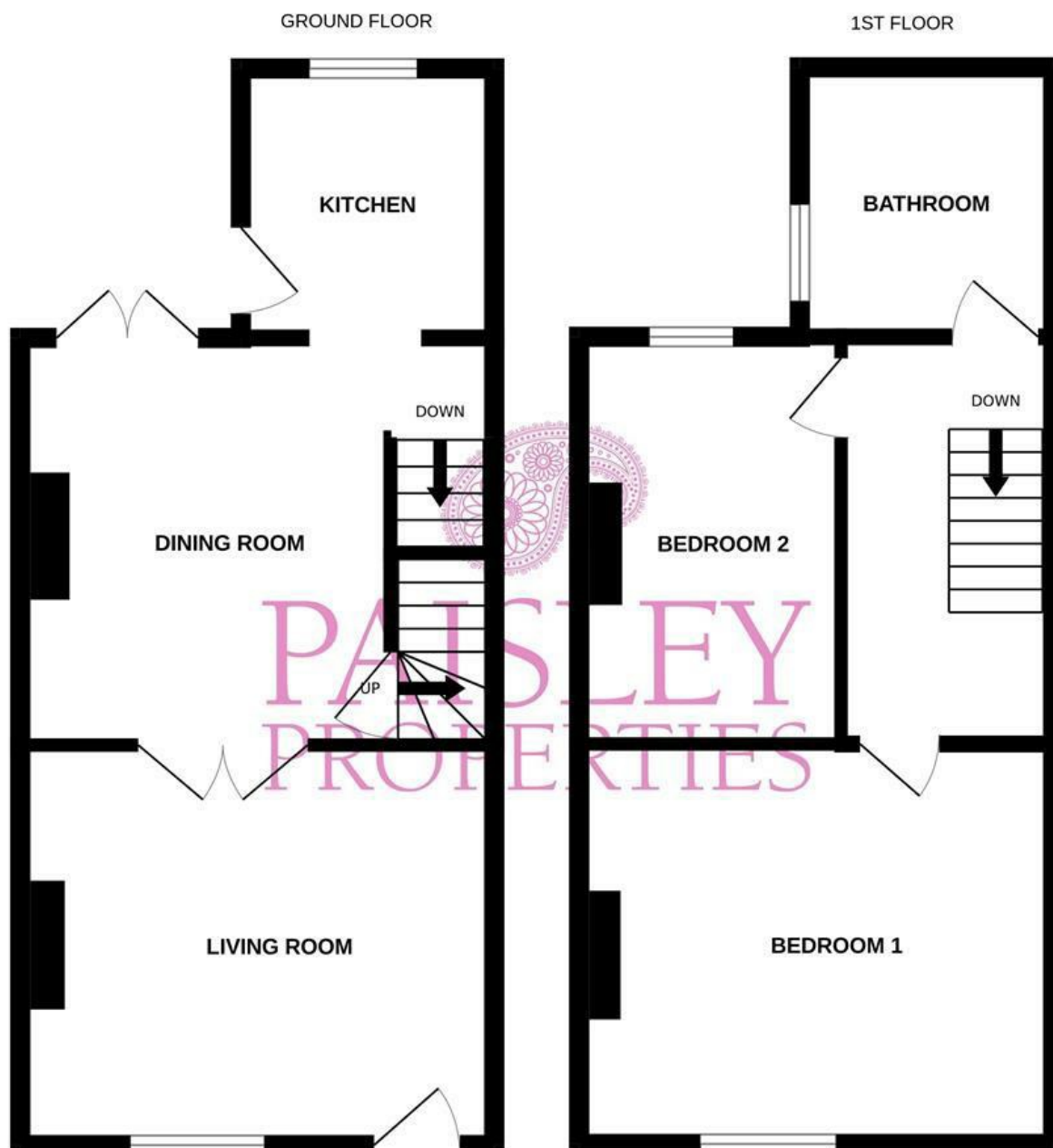
Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

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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		
	66	87
England & Wales		
EU Directive 2002/91/EC		

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