



\*\*NO onward chain\*\* SIMPLY BURSTING WITH POTENTIAL, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS READY TO MOVE INTO. SITTING ON AN EXCELLENT PLOT WITH GARAGE HAVING REMOTE OPERATED DOOR THIS LOVELY PROPERTY BENEFITS FROM SOLAR PANELS AND A DRIVEWAY FOR MULTIPLE VEHICLES PLUS EASILY MAINTAINED GARDEN. SITUATED IN A CUL DE SAC, CLOSE TO AMENITIES AND WITH PRIVATE ACCESS TO A FOOTPATH LEADING TO THE VILLAGE CENTRE

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

## HALLWAY



You enter the property through a uPVC front door into this light and airy 'L' shaped hallway giving plenty of room to remove coats and shoes. There is plenty of natural light coming in via the double glazed glazing in the door and in the panel to the side with light bouncing off the solid wood flooring which flows into the lounge and kitchen diner. There is a ceiling rose and decorative cornicing, giving the space a touch of elegance with a pendant light hanging below the ceiling rose. There is a cupboard for storage which also houses the boiler, internal doors lead to the bedrooms and bathroom with glazed French doors leading the the lounge.

## LOUNGE 16'10" apx x 9'2" plus recess



Delightful living room with beautiful decoration and bathed in natural light via the double glazed window to the rear over looking the garden and the French doors with glazed side panels which lead to the hallway. The wood flooring from the hallway flows into this room, with the focal point the ornate fireplace with marble base and back and decorative surround. There are two pendant ceiling lights, decorative cornicing to the ceiling and a wall mounted radiator. Internal doors lead to the conservatory and kitchen diner.



**CONSERVATORY 9'2" apx x 8'11" apx**



Useful extra room flooded with natural light via the double glazed window to two side plus the glazed French doors which lead to the garden. The solid roof keeps this room at a comfortable temperature all year round, aided by the wall mounted radiator. There is a laminate tiled floor, power socket and glazed French doors lead to the lounge.

## KITCHEN DINER 16'11" apx x 8'9" apx



Excellent size kitchen diner having a good range of attractive wall and base units, complimentary solid wood worktops, inset ceramic one and a half bowl sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, ceramic hob with extractor hood over plus there is under counter space for a fridge and freezer, plumbing for a washing machine and space for an upright fridge freezer. The solid wood flooring that flows into the lounge continues into this room, there are two pendant light fittings and plenty of space for a dining table and chairs. A double glazed window overlooks the garden and draws in natural light, enhanced by the glazed panel in the uPVC door, which gives access to the side of the property. There is a wall mounted radiator and an internal door lead to the lounge.



**BEDROOM ONE 14'5" max to rear of robes abd into wardrobes x 9'**



First of two double bedrooms, this one having excellent storage via the walk in cupboard plus the fitted wardrobes with sliding doors. There is laminate flooring underfoot, a wall mounted radiator with the double glazed window to the front bringing in natural light. There is a pendant ceiling light and an internal door leads to the hallway.

**BEDROOM TWO 10'7" max to rear of wardrobes x 8'11" apx**

Second of the double bedrooms, this one at the rear of the property and having freestanding wardrobes included. There is laminate flooring underfoot, a wall mounted radiator with the double glazed window looking into the conservatory and bringing in natural light. There is a pendant ceiling light and an internal door leads to the hallway.

**BEDROOM THREE 9'8" max to rear of robes x 6'1" apx**

Third bedroom, located at the front and again having freestanding wardrobes included. There is laminate flooring underfoot, a wall mounted radiator and double glazed window to the front. There is a pendant ceiling light and an internal door leads to the hallway.

## SHOWER ROOM 9'6" max x 5'8" max



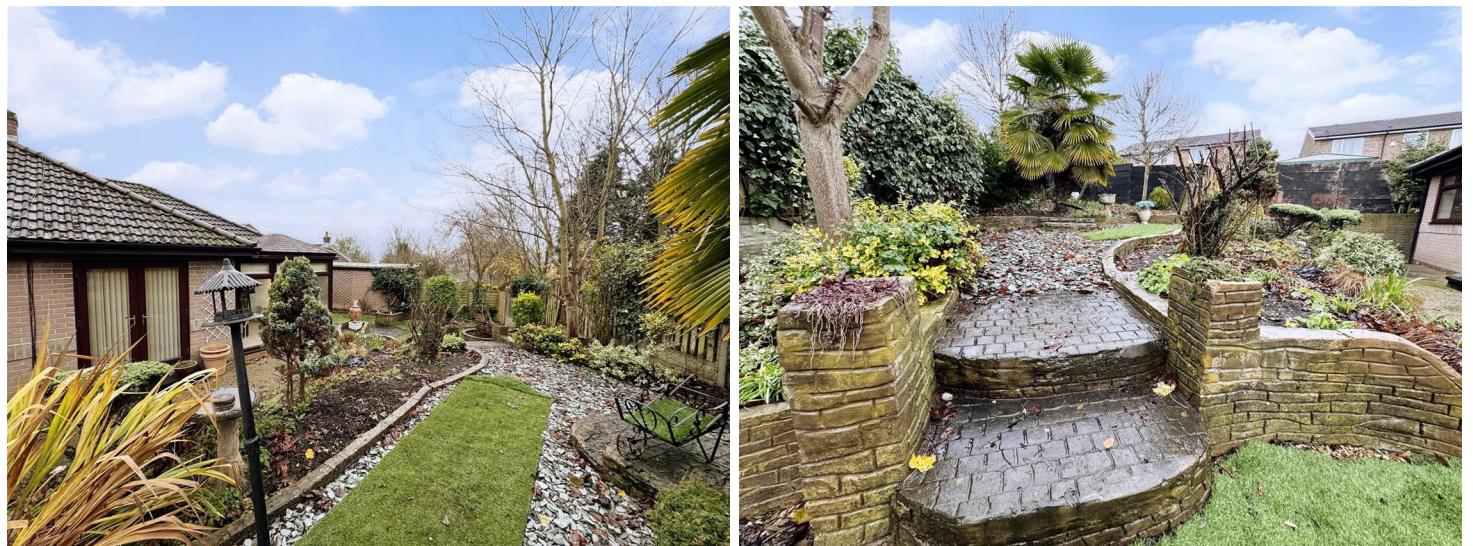
Stylish shower room having a three piece suite in white consisting of a double corner shower cubicle with electric shower, pedestal wash basin and low level WC. There is also a useful wall mounted unit having cupboard, worktop space plus wall cupboard, mirror and LED lights. There is vinyl flooring underfoot, a wall mounted radiator, inset ceiling spotlights and a double glazed window with obscure glass. An internal door leads to the hallway.

## FRONT AND PARKING



Access to the property is via the private shared driveway leading to the exclusive driveway giving parking for multiple vehicles and leading to the garage (5.86m apx x 2.91m apx) which has it's own consumer unit, power, light and a pump for the pond plus electric remotely operated roller shutter.

## REAR GARDEN



Well landscaped rear garden with areas of patio, artificial grass, a pond plus an area that would be perfect as a vegetable plot. There is a private gate leading to a footpath that takes you to Mapplewell village a a gate that leads down the side.



## **~ 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 C

PROPERTY CONSTRUCTION:

Standard

PARKING:

Garage and driveway

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.

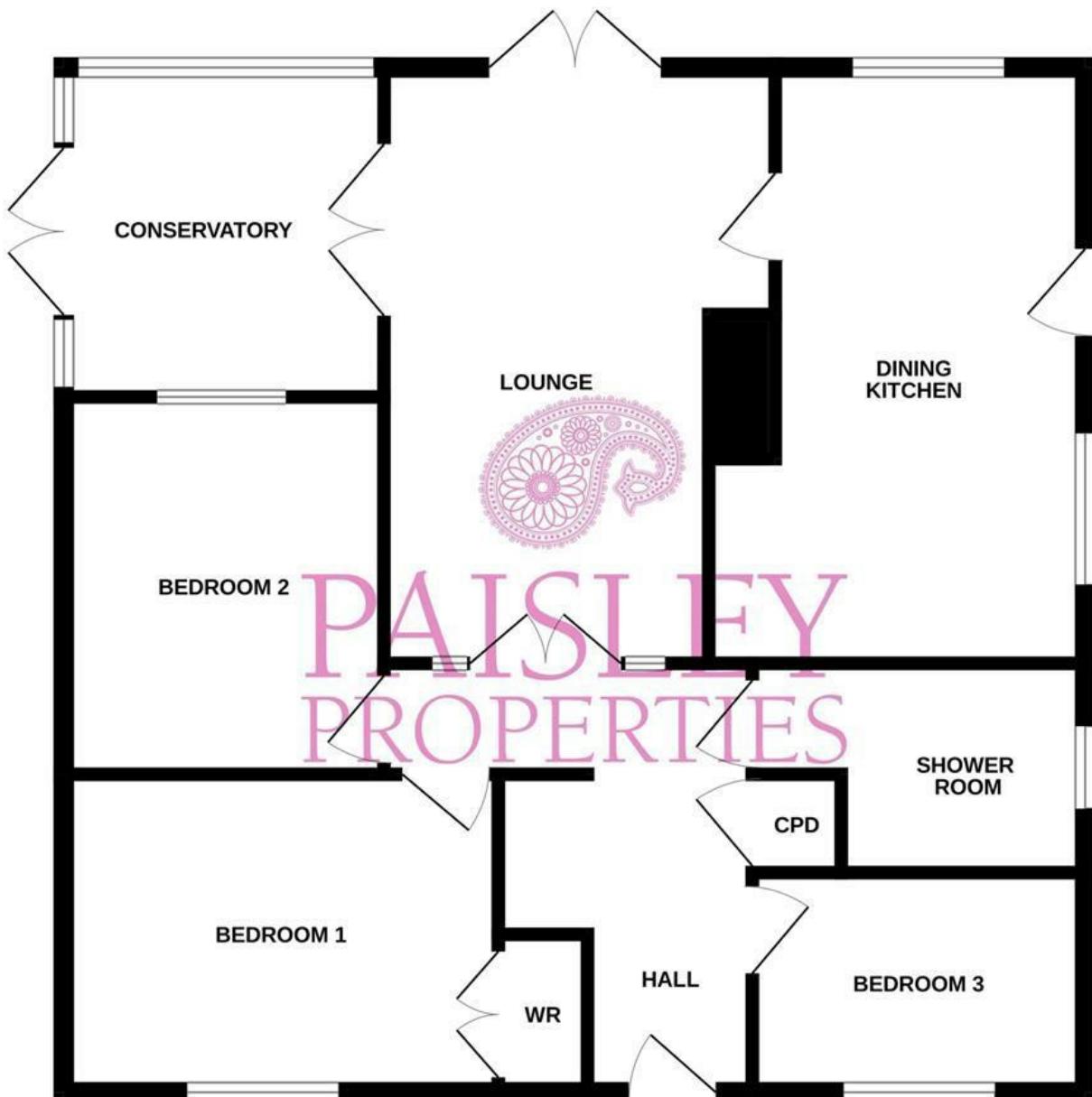
### **~ Paisley Mortgages ~**

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](mailto: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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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