

12 St. Francis Boulevard,
Monk Bretton S71 2SL

OFFERS AROUND
£140,000



****NO ONWARD CHAIN** THIS FABULOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITS ON A QUIET CUL DE SAC WITH OPEN ASPECT TO THE FRONT. IT HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS NOW READY FOR UPDATING AND IS JUST BURSTING WITH POTENTIAL. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D**

PAISLEY
PROPERTIES

HALLWAY 4'5" x 3'6" max

You enter the property through a white uPVC door into the hallway which is very spacious and has ample space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor and doors lead to the lounge and dining kitchen.

LOUNGE 12'6" x 11'8" max

Located to the front of the property with lovely views from its large window, this cosy lounge has a gas fire in a wooden surround as a focal point, There is space to accommodate lounge furniture. A door leads into the hallway.



DINING KITCHEN 10'7" x 15'10" max

Positioned to the rear of the property with a large window overlooking the garden, this generous dining kitchen is fitted with maple effect base and wall units, green tiled splashbacks and a cream composite sink and drainer with mixer tap over. There is a freestanding white gas cooker and spaces for an under counter fridge, there is also plumbing for a washing machine. A door to one corner of the room gives access to a handy pantry just perfect for storing food or household items. Wood effect vinyl flooring runs underfoot.



FIRST FLOOR LANDING 7'10" x 8'0" max

This spacious landing is light and airy courtesy of a side facing window allowing light to flood in. There is a hatch allowing access to the loft and doors leading to the three bedrooms and house bathroom.



BEDROOM ONE 10'11" x 11'10" max

This charming double bedroom can be found to the front of the property with lovely far reaching views from its window. It benefits from painted fitted wardrobes to one wall offering a good amount of storage and there is further space for freestanding items of furniture. A door leads to the landing.



BEDROOM TWO 10'8" x 10'11"

Positioned to the rear of the property with a window looking out into the garden, this good sized double bedroom has space for freestanding bedroom furniture and a built in cupboard to one corner housing the property's hot water cylinder. A door leads to the landing.



BEDROOM THREE 8'0" x 8'10" max

Again located to the front of the property with a window looking out to the street and views beyond, this single bedroom boasts a large built in cupboard and ample space for bedroom furniture. A door leads to the landing.

HOUSE SHOWER ROOM 5'5" x 7'11" max

Beautifully light, courtesy of obscure windows to dual aspects, this contemporary bathroom is fitted with a white suite comprising of a low level W.C., pedestal wash basin and a step in shower enclosure equipped with an electric shower. There is a freestanding white cabinet for extra storage. The room is partially tiled with white tiles and carpet runs underfoot. A door leads to the landing.



EXTERIOR

To the front of the property is a well maintained garden area with a wall separating it from the street to the front. A shared driveway runs up the side of the property to a good sized garden which is laid to lawn with some well established shrubbery. There is a shed which is in need of some maintenance but could be perfect for storing garden items.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELEY - BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ROADSIDE

UTILITIES:

*Water supply & Sewerage- mains

*Electricity & Gas Supply - mains

*Heating Source - Gas central heating

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: Shared driveway

FLOOD & EROSION RISK: Very low

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Unknown

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historical mining area.

~ 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.

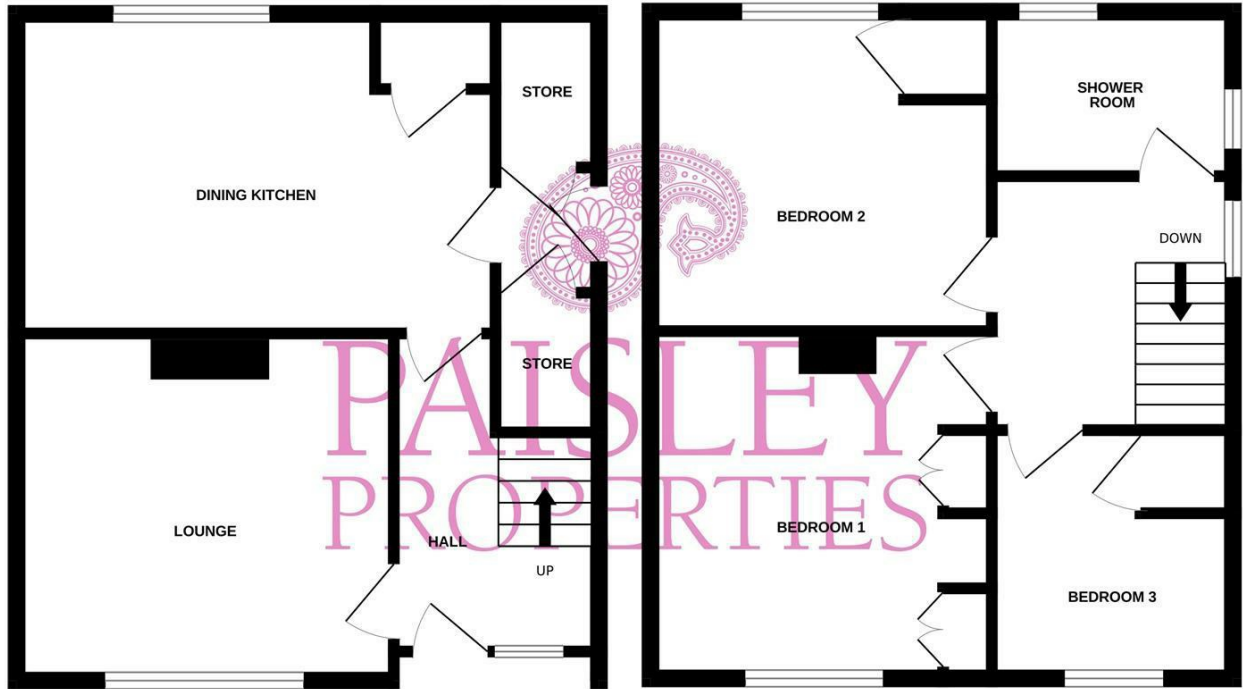
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

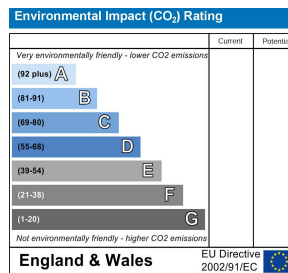
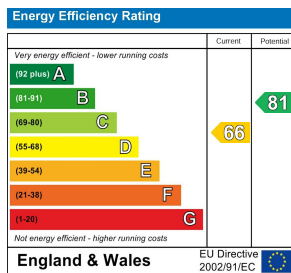
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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