

19 Lidgett Road,
Mapplewell S75 6LT

OFFERS AROUND
£365,000



IDEALLY LOCATED IN THE SOUGHT AFTER VILLAGE OF MAPPLEWELL IS THIS SUPERBLY PRESENTED, DETACHED FOUR BEDROOM HOME. THE PROPERTY BOASTS AN IMPRESSIVE DINING KITCHEN, FOUR WELL PRESENTED DOUBLE BEDROOMS, IMMACULATE FRONT AND REAR GARDENS, GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND - D / ENERGY RATING - B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'11" x 12'4"

You enter the property through a part glazed composite door in to a welcoming entrance hallway which has space to remove and store outdoor clothing with the addition of a handy under stairs cupboard. There is neutral decor and black entrance matting underfoot. Double part glazed doors lead through to the lounge and a further door leads through to the dining kitchen. A spindle staircase ascends to the first floor landing.



LOUNGE 16'0" x 9'7"

This good sized living room enjoys a front facing bay window which fills the room with natural light. There is lots of space for freestanding furniture, tasteful decor and a doors leads back to the entrance hallway.



DINING KITCHEN + UTILITY AREA 21'1" x 9'6"

Spanning the rear of the property, this beautifully presented dining kitchen is the perfect place to relax and enjoy meals with friends and family. The kitchen is fitted with a range of cream gloss wall and base units, wood effect roll top work surfaces, grey metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and grill, gas hob, fridge freezer and dishwasher. A rear facing window overlooks the pretty rear garden and there is access via patio doors to the garden, perfect for bringing the outdoors in and alfresco dining in the summer months. To one end of the room there is a great space for a large family dining table and chairs and an archway leads to the utility area which is fitted with cream gloss wall and base units and wood effect worksurfaces. There is undercounter space for a washing machine and tumble dryer, neutral vinyl flooring underfoot and a Upvc door that allows access to the rear garden. A door leads through to the downstairs W.C and an opening leads back through to the kitchen.



DOWNSTAIRS W.C 5'2" x 2'11"

This handy cloakroom is fitted with a low level WC and pedestal hand wash basin. There are light and dark grey tiles to the walls and neutral vinyl flooring underfoot. A door leads back to the utility area.



FIRST FLOOR LANDING 9'11" x 7'4"

A spindle staircase ascends to the first floor landing where there is loft access via a hatch. A handy closet provides excellent storage of linen and towels and is also home to the boiler. Doors lead through to four bedrooms and house bathroom.

BEDROOM ONE 9'7" x 15'4"

This generously sized double bedroom is positioned to the front of the property with views to the quiet street through its window. A bank of mirror fronted wardrobes sit to one wall with further space for freestanding furniture. There is chic decor to the walls and doors lead to the en-suite and landing.



EN-SUITE 7'11" (max) x 6'0"

Fitted with a three piece white suite including a shower cubicle, pedestal hand wash basin and low level WC. The walls are tiled with attractive grey wall tiles, there is complementary neutral vinyl flooring and a front facing obscure glazed window floods the room with light. A door leads to the bedroom.



BEDROOM TWO 13'8" (max) x 10'4"

Another excellent double bedroom with similar views to bedroom one through its window. There is lots of space for freestanding furniture, neutral decor to the walls and a door leads to the landing.



BEDROOM THREE 10'4" x 8'4"

Bursting with natural light, this brilliant space is currently being used as a children's bedroom by its owner but would easily accommodate a double bed and further freestanding furniture is desired. A rear facing window boasts far reaching views and a door leads through to the landing.



BEDROOM FOUR 10'2" x 8'8"

A fourth double bedroom located at the rear of the property. Currently being used as a home office by the owner, this fantastic space could alternatively make a great double bedroom if required. There is neutral decor to the walls and similar far reaching views to bedroom three through its window. A door leads through to the landing.



HOUSE BATHROOM 7'1" x 6'3"

This contemporary house bathroom is fitted with a white three piece suite including a bath with overhead shower, low level W.C and pedestal hand wash basin. The walls are partially tiled with decorative grey tiles, there is complimentary vinyl flooring and a rear facing obscure glazed window. Spotlights to the ceiling complete this room and a door leads to the landing.



FRONT GARDEN, GARAGE AND PARKING

To the front of the property there is a pretty lawn which adds a splash of colour to the frontage followed by a driveway which leads to the integral single garage which has an up and over door, power and light. A gate to the side of the garage provides access to the rear of the garden.

REAR

To the rear of the property there is an immaculately presented south facing garden. A large artificial grass lawn covers the majority of the area offering plenty of space for outdoor furniture, pots and plants. A black tiled patio adjoins the property providing the perfect setting for al-fresco dining in the warmer months and a paved path runs around the side of the property. Well stocked, raised sleeper beds border the garden and are filled with an array of shrubs, plants and colourful flowers. The current owners have built a superb cladded outhouse that has plumbing, power and light.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: MANAGEMENT ESTATE FEES APPLY £170 PER YEAR

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELY D

PROPERTY CONSTRUCTION: STONE AND TILE ROOF

PARKING: DRIVE AND GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - MAINS

*Broadband & Mobile - UP TO 100MBPS EXCELLENT MOBILE COVERAGE WITH VODAPHONE, EE AND ORANGE

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

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.

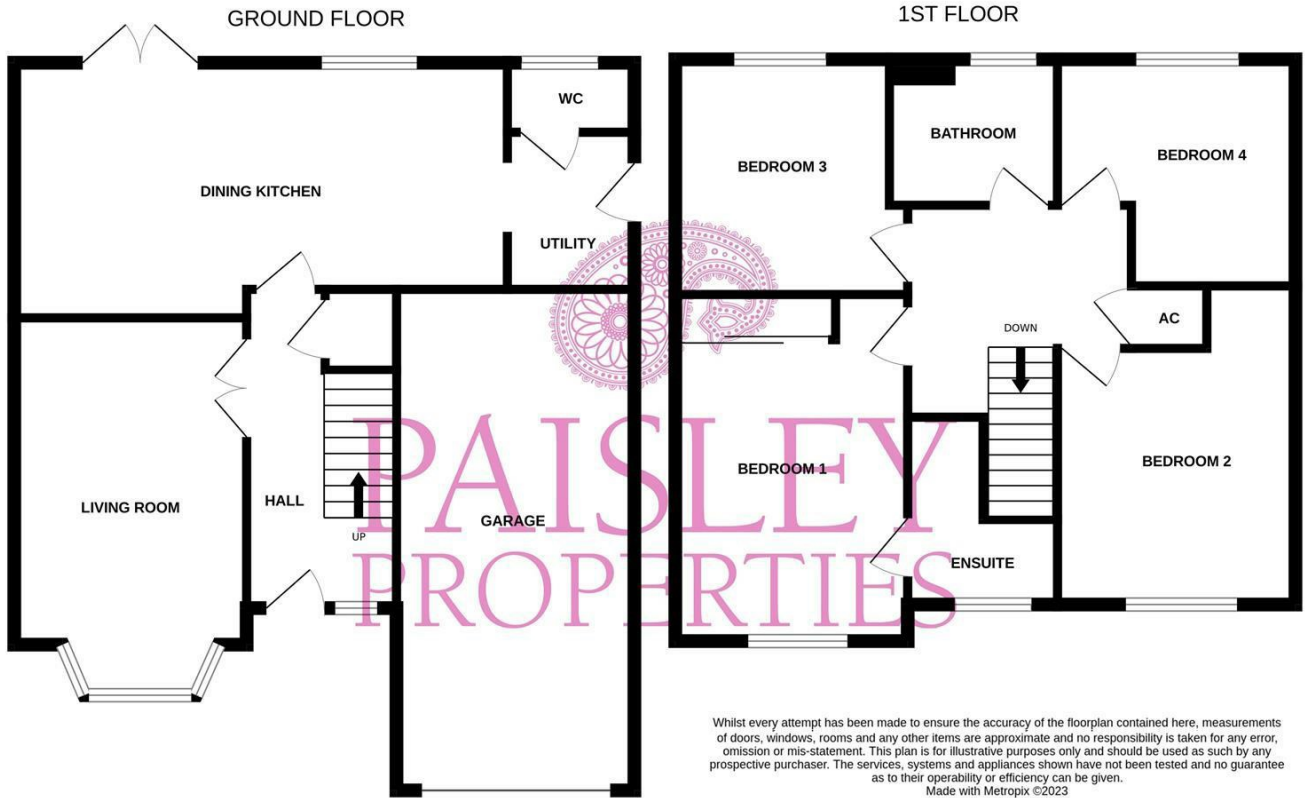
~ Paisley Mortgages ~

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

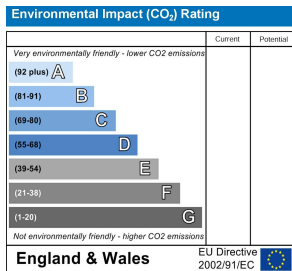
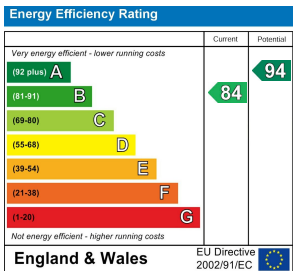
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.



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.
Made with Metropix ©2023



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

