17 Primrose Road, Thurnscoe, S63 0EZ

GUIDE PRICE
£205,000

BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI- DETACHED HOME, SITUATED IN THE POPULAR VILLAGE OF THURNSCOE, FEATURING A MODERN INTERIOR, PRIVATE DRIVEWAY AND GENEROUS LOW MAINTENANCE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALL 3′7″ max x 7′4″ max

You enter the property through a uPVC door into the entrance hall, where the staircase rises to the first-floor landing. Thoughtfully presented with neutral décor, the hallway provides a practical space for coats, shoes and occasional storage. Doors lead through to the downstairs W.C. and kitchen.

DOWNSTAIRS W.C 3'3" max x 5'5" max

Stylishly presented, this downstairs W.C is enhanced by contemporary decorative wall panelling, creating a modern and attractive finish. Fitted with a white two-piece suite comprising a wash hand basin with mixer tap and a low-level flush WC, the room also benefits from a front-facing frosted window, bringing in plenty of daylight while maintaining privacy. Wood-effect vinyl flooring completes this well-presented space. A door leads through to the entrance hall.

KITCHEN 11′7″ x max 9′9″ max

Thoughtfully designed, this modern kitchen enjoys an abundance of natural light, creating a bright and welcoming environment. Fitted with a range of mushroom-coloured wall and base units, complemented by wood-effect roll-top work surfaces, the kitchen combines style with practicality. A one-and-a-half bowl sink with mixer tap sits beneath the front-facing window overlooking the driveway. Integrated appliances include an electric oven, four-ring hob with extractor hood above, washing machine, dishwasher and fridge freezer. There is also space for a four-seater dining table, ideal for everyday dining. Inset spotlights and wood-effect vinyl flooring complete the room. Doors lead through to the lounge and back to the entrance hall.

LOUNGE 11′8″ max x 14′0″ max

Beautifully presented, this well-proportioned lounge provides a bright and comfortable living area. The media wall with an inset rectangular electric fireplace creates an attractive focal point, while large patio doors to the rear allow plenty of daylight to flood the room and provide direct access to the garden. A useful under-stairs storage cupboard offers additional space for household essentials. Finished with neutral décor, there is ample room for a range of lounge furniture. Doors lead through to the rear garden and back into the kitchen.

FIRST FLOOR LANDING 6′4″ max x 12′7″ max

Stairs rise to the first-floor landing, providing access to the first-floor accommodation. A traditional banister adds character, while a useful airing cupboard housing the boiler provides additional storage. Doors lead to bedroom one, bedroom two, bedroom three, and the house bathroom.

Bedroom two 14′8″ max x 8′9″ max

Generously proportioned, this double bedroom is positioned to the rear of the property, overlooking the garden. Finished with neutral décor, the bedroom accommodates a range of freestanding furniture with ease. A door leads through to the first-floor landing.

Bedroom three 9′4″ max x 8′0″

Offering flexible accommodation, this double bedroom is currently arranged as a games room, demonstrating the versatility of the space. Positioned to the front of the property, a window overlooks the driveway and street, allowing plenty of daylight to enter. Neutral décor enhances the room, which comfortably accommodates freestanding bedroom furniture. A door leads through to the first-floor landing.

HOUSE BATHROOM 6′3″ max x 6′7″ max

Fresh and well presented, this family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with electric hand held shower over and mixer tap, a wash hand basin and a low-level flush W.C. Contemporary taupe marble-effect wall tiles complement the suite, while a heated towel radiator, extractor fan and tile-effect vinyl flooring complete the room. A rear-facing frosted window provides natural light while maintaining privacy. A door leads through to the first-floor landing.

Bedroom one 14′8″ max x 12′0″ max

Providing a versatile additional area, this office space is ideally suited for home working, a dressing room or a reading area. Positioned to the front of the property, a window overlooks the street, creating a pleasant outlook. From here, stairs rise to the impressive main bedroom, which occupies the entire top floor and enjoys a private, secluded position. The largest of the three bedrooms, it features characterful sloping ceilings, a front-facing window allowing plenty of light to fill the room, and ample space for a queen-size bed together with a range of freestanding bedroom furniture. A door leads through to the en-suite, while stairs descend back to the office space.

EN- SUITE

Stylishly presented, this en-suite is fitted with a modern white three-piece suite comprising a walk-in shower, wash hand basin with mixer tap and a low-level flush WC. Contemporary white ripple-effect wall tiles create a fresh finish, while a heated towel radiator, Velux roof window and useful eaves storage enhance the practicality of the space. A door leads through to Bedroom One.

DRIVEWAY

To the front of the property is a double-width driveway providing off-road parking for two vehicles. A paved pathway to the side of the property provides access to the rear garden.

REAR GARDEN

Stepping outside to the rear of the property, you are welcomed by a generous enclosed garden, providing an ideal setting for relaxing or entertaining. Laid to a combination of lawn and stone paving, the garden offers plenty of room for outdoor seating and family enjoyment. Double patio doors lead directly through to the lounge, creating an excellent connection between the indoor and outdoor living spaces.

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Loft conversion
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There has been a ground floor extension to the rear
*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.

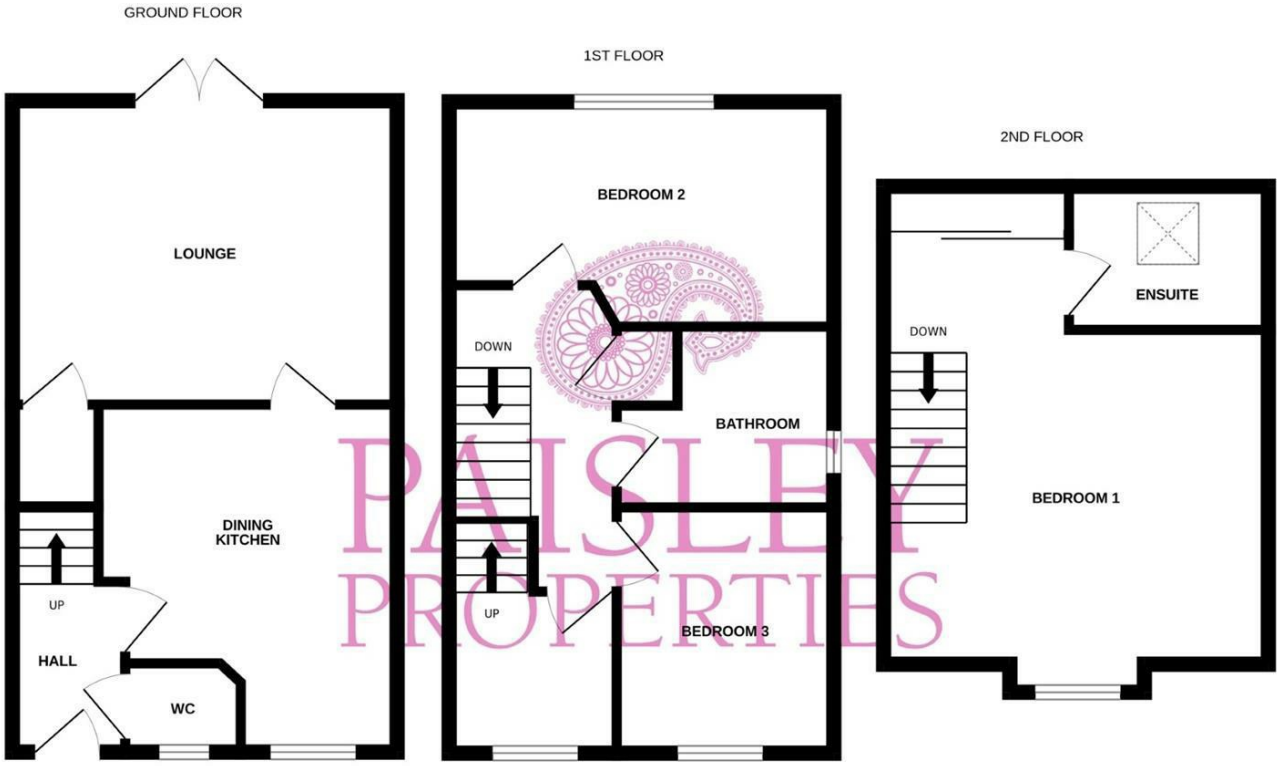
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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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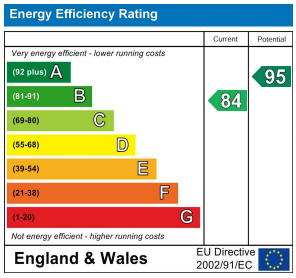

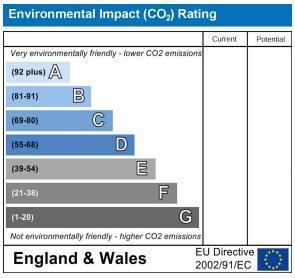

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