12 Collier Way,
Mapplewell S75 6GJ

OFFERS IN THE REGION OF
£260,000















THIS NEATLY PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION. THE PROPERTY FURTHER BENEFITS FROM A REAR GARDEN AND PRIVATE PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY PERFORMANCE RATING tbc

PAISLEY
PROPERTIES

ENTRANCE HALL 4′3″ apx x 7′0″ apx



The property is entered via a uPVC door into a good-sized entrance porch, offering ample space for freestanding furniture and coat storage. To the left is a convenient downstairs WC. Doors from the entrance porch lead through to the open-plan kitchen and living area.

DOWNSTAIRS W.C 5′1″ apx x 6′7″ apx



The downstairs WC also benefits from useful cloakroom space and is positioned to the front of the property, featuring a frosted window for natural light and privacy. The room comprises a white hand wash basin with mixer tap, complemented by marble-effect tiling to the walls from floor to ceiling. Further benefits include a heated towel rail, grey tiled flooring and an extractor fan. The suite is completed with a low-level flush WC. A door provides direct access back into the entrance hall.

OPEN-PLAN KITCHEN & LIVING SPACE 12'11" apx a 27'3" max








The impressive open-plan kitchen and living space provides a fantastic sociable environment, ideal for both everyday living and entertaining. Spanning the depth of the property, the room benefits from windows to both the front and rear, allowing plenty of natural light to flow throughout while offering pleasant views over the driveway and beautifully landscaped rear garden. The kitchen features a stylish island with breakfast bar, creating a natural focal point and a practical space for dining and socialising.

The kitchen is fitted with a contemporary range of beige and taupe wall and base units, complemented by wood-effect worktops and modern tiled splashbacks. Integrated appliances include a fridge freezer, electric oven and four-ring gas hob with overhead extractor hood. Further features include a one-and-a-half bowl sink with mixer tap and a useful utility cupboard, providing space and plumbing for both a washing machine and tumble dryer. The kitchen is finished with recessed spotlights and stylish Karndean wood-effect tiled flooring.

Flowing seamlessly from the kitchen is the lounge area, which benefits from carpeted flooring, creating a subtle divide between the two spaces while retaining the open-plan feel. There is ample room for a range of freestanding furniture, providing a comfortable area to relax. To the rear, patio doors offer direct access to the beautifully landscaped garden, while allowing further natural light to fill the living space.

FIRST FLOOR LANDING 11'1" apx x 3'7" apx
The first-floor landing provides access to all three bedrooms and the family bathroom.

BEDROOM ONE 9'2" apx x 9'9" apx




Positioned to the rear of the property, bedroom one is a generously proportioned double bedroom, offering ample space for a range of freestanding bedroom furniture. The room benefits from fitted wardrobes, providing excellent storage, along with a modern en-suite shower room. A door leads directly back onto the first-floor landing.

EN-SUITE 7′5″ apx x 3′10″ apx



A stylish and sleek en-suite shower room, finished to a contemporary standard with attractive taupe and grey ceramic tiling. The room features a spacious double shower enclosure, fitted with both a handheld shower attachment and an additional rainfall shower head. A modern bowl-style wash hand basin sits beneath elegant wall-mounted taps, complemented by separate hot and cold controls. Further benefits include a heated towel rail and useful storage space. A door leads directly back into bedroom one.

BEDROOM TWO 9'1" apx x 9'7" apx





A bright and spacious double bedroom positioned to the front of the property. The room offers ample space for a range of freestanding bedroom furniture and benefits from built-in wardrobes, providing convenient storage. A door leads directly back onto the first-floor landing.

BEDROOM THREE 9'5" apx x 5'5" apx



A versatile single bedroom positioned to the rear of the property, currently utilised as a home office. Offering excellent use of space, the room benefits from built-in wardrobes and could easily be adapted to suit a variety of needs, whether as a dressing room, home office or returned to a functional third bedroom. A door leads directly back onto the first-floor landing.

HOUSE BATHROOM 7'2" apx x 5'6" apx



A further stylish and contemporary bathroom, positioned to the front of the property and benefiting from a frosted window, allowing natural light while maintaining privacy. The room features a modern white three-piece suite, comprising a floating wash hand basin with elegant wall-mounted hot and cold taps, a low-level flush WC and bath with a convenient retractable handheld shower attachment. Finished with attractive grey tiling from floor to ceiling, complemented by matching grey ceramic floor tiles, the bathroom also offers useful space for additional storage. A door leads directly back onto the first-floor landing.

REAR GARDEN







A beautifully landscaped rear garden, thoughtfully arranged with a combination of lawn and paved seating areas, creating an ideal space for both relaxation and entertaining. Symmetrical flower beds surround the garden, adding attractive greenery and colour, while a pergola positioned in the top right-hand corner provides the perfect opportunity for an additional seating area. There is also a garden shed offering useful external storage. Further benefits include convenient side gate access, ideal for taking bins in and out, and patio doors providing direct access into the lounge, creating a lovely connection between indoor and outdoor living.

FRONT/DRIVEWAY



An attractive front aspect, complemented by a private double driveway providing convenient off-road parking for two vehicles. There is also useful side access via a secure gate, leading through to the rear garden

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Freehold

ADDITIONAL COSTS: Annual service charge for the road approx £114

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Private driveway

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

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

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
NONE

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.

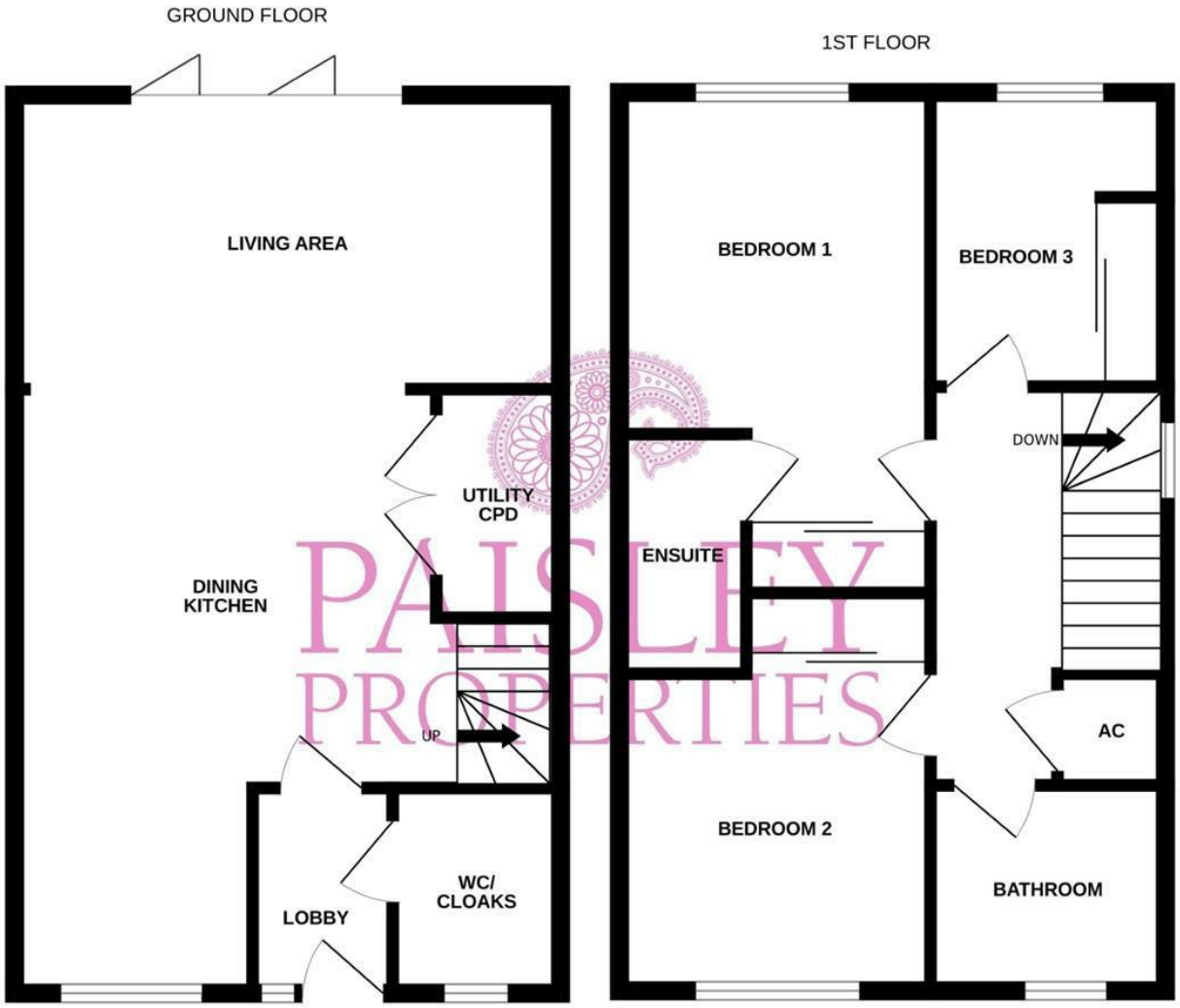
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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 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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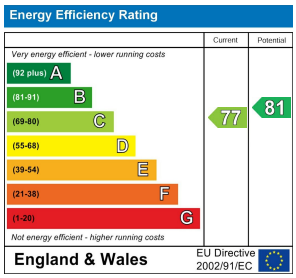

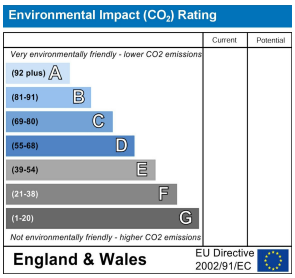

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