2 Turners Gate, Darton S75 6PU

OFFERS OVER £285,000

A DETACHED TWO DOUBLE BEDROOM HOUSE PERFECTLY DESIGNED TO INCORPORATE MODERN CONVENIENCES SUCH AS SOLAR PANELS, A DOWNSTAIRS WC AND A MASTER BEDROOM EN SUITE. THE STYLISH OPEN-PLAN KITCHEN OFFERS GOOD COOKING SPACE WITH AMPLE ROOM FOR DINING AND SPANNING THE FULL WIDTH OF THE HOUSE AT THE REAR, YOU'LL FIND A SPACIOUS LOUNGE WITH ROOM FOR ALL THE FAMILY TO JOIN TOGETHER. THE SIZEABLE PLOT OFFERS PARKING FOR NUMEROUSN CARS, ELECTRIC CAR CHARGING AND GENEROUS GARDEN WITH TWO SHEDS.

FREEHOLD / COUNCIL BAND C / ENERGY RATING B

PAISLEY PROPERTIES

KITCHEN DINER 17′5″ max into recess x 10′5″

You enter the property through a composite front door into the kitchen diner with a separate area to remove coats and shoes and incorporating a useful storage cupboard. The kitchen itself has been substantially upgraded from the original design, having a great range of wall and base units with a light grey finish, complimentary square edged worktops and inset stainless steel sink with mixer tap. Integral appliances included an eye level double oven with microwave, induction hob with extractor hood oven, dishwasher and fridge freezer plus there is plumbing for a washing machine. There is plenty of space for a dining table and chairs, quality LVT Amtico flooring underfoot which runs through the whole of the ground floor, a wall mounted radiator, ceiling light and a double glazed window brings natural light in, which is complimented by the semi open plan layout of the ground floor and the windows to the rear.

INNER OPEN PLAN HALL 7′9″ x 4′3″

Separating the two amazing spaces, this useful area gives access to the sizeable ground floor cloakroom WC and links the kitchen diner to the lounge.

CLOAKROOM WC 8'6" x 5'1"

A very generous ground floor cloakroom WC, which in other properties has been converted into a utility room. There is a two piece suite in white consisting of a close coupled WC and a wall mounted vanity wash basin with mixer tap and storage under. There is LVT flooring, tiling to the walls, a ceiling light, a wall mounted radiator and a double glazed window with obscure glass brings in natural light. An internal door leads to the inner hall.

LOUNGE 17′5″ x 9′7″

Superb living room, bathed in natural light from the French doors to the rear and side double glazed panels. There is plenty of room for living room furniture, LVT flooring runs underfoot, there is ceiling lighting and a wall mounted radiator. An opening leads to the inner hall which in turn is open to the kitchen diner.

LANDING 8′2″ x 7′8″ max including stairs

Stairs ascend from the kitchen to the first floor landing which has carpet flooring, a useful storage cupboard, ceiling lighting and a wall mounted radiator. Internal doors lead to the bathroom and both bedrooms.

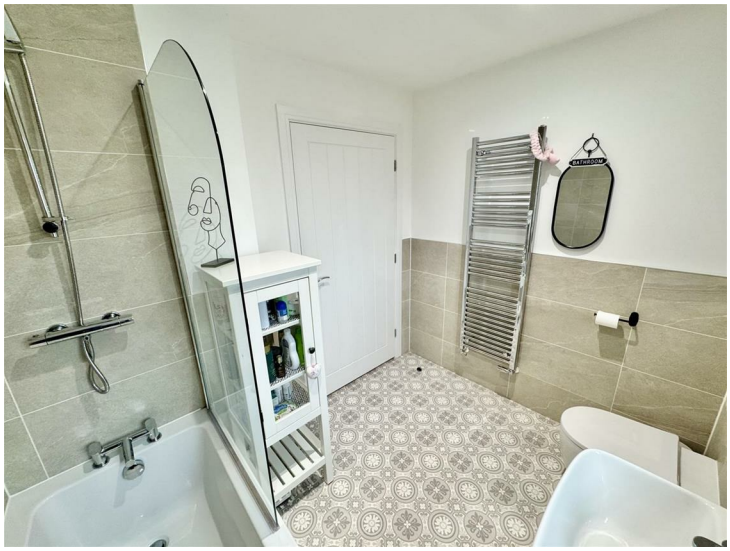
BEDROOM ONE 17′5″ max into recess x 13′9″

Hugely generous in size, as it was originally designed to be two rooms, giving this space a very light and airy feel plus lots of storage options. There is plenty of room for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and two double glazed windows which overlook the garden. An internal door leads to the landing.

BEDROOM TWO 14′4″ x 8′9″

Second extremely good double bedrooms, this time at the front of the property with a double glazed window bringing in natural light. There is plenty of room for freestanding bedroom furniture, carpet flooring and a wall mounted radiator. An internal door leads to the landing.

BATHROOM 8′3″ x 6′4″



Stylish, well equipped bathroom having a three piece suite in white consisting of a panel bath with mixer tap, thermostatic shower over and glass screen, wall mounted wash basin with mixer tap and close coupled WC. There is tiling on the walls to dado height plus in the shower, vinyl flooring runs underfoot, there is a chrome ladder towel radiator and inset ceiling spotlights. A double glazed window with obscure glass brings in natural light, there is an extractor fan and an internal door leads to the landing.

PARKING

There is driveway parking to the side for a minimum of three vehicles plus room on street at the front. The side of the property also has a 7.5KW car charger, which in combination with the solar panels, makes running an electric car cheaper. A gated entrance leads to the rear garden

GARDEN

Having one of the larger plots on this development, there rear garden features extended patio areas, a recently seeded lawn and two garden sheds, one larger one which could be used for additional storage, as a workshop or summer house.

VANITY FAIR

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 Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects 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
*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 PLUS Solar panels (owned)
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.

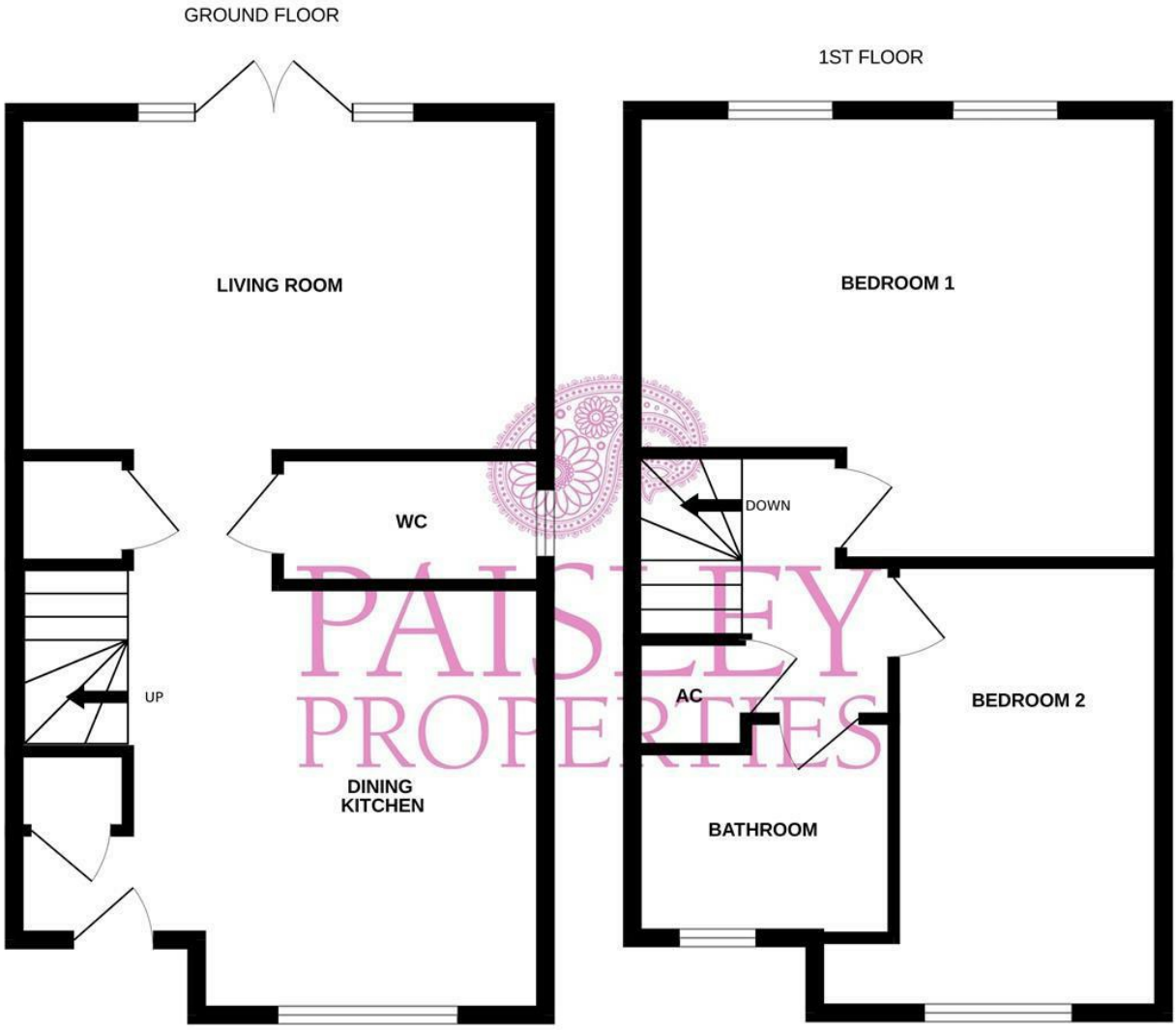
PAISLEY PROPERTIES

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. *



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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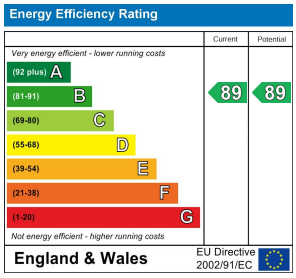

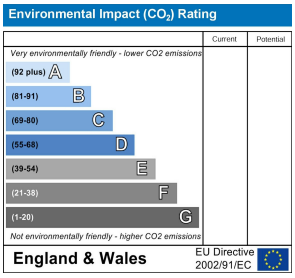

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