

11 Brattice Way,  
Mapplewell S75 6GX

OFFERS IN THE REGION OF  
£200,000



TUCKED AWAY ON THIS POPULAR RESIDENTIAL DEVELOPMENT IS THIS FABULOUSLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY WHICH OFFERS STYLISH, MODERN OPEN PLAN LIVING AND SUPERB MEDIA WALL. IT BOASTS A LOVELY ENCLOSED REAR GARDEN WITH FRENCH DOORS FROM THE LIVING AREA. THERE IS A GROUND FLOOR WC, UTILITY CUPBOARD AND OFF ROAD PARKING FOR TWO CARS.

FREEHOLD (ESTATE MANAGEMENT FEES APPLY) / COUNCIL TAX BAND B / ENERGY RATING B

PAISLEY  
PROPERTIES

### **HALL 7'9" x 7'3"**



You enter the property through a composite front door into this spacious area with plenty of room to remove shoes and coats. There is ample natural light via the double glazed panel to the side of the door with obscure glass and the panelled wall to dado height leads up the staircase and gives that feeling of luxury. There is a wall mounted radiator, pendant lighting and internal doors to the ground floor WC and open plan living area. A staircase leads to the first floor landing.

### **GROUND FLOOR WC 6'2" x 4'11"**



Well proportioned ground floor WC having a two piece suite consisting of a pedestal mounted wash basin with mixer tap and twin flush low level WC. Natural light comes from the frosted double glazed window to the front, there is LVT flooring and wall tiling to splash areas. There is a wall mounted radiator, inset ceiling spotlights and an extractor fan. An internal door leads to the hall.

## OPEN PLAN LOUNGE/KITCHEN/DINER 19'8" x 14'2"



This thrilling space provides contemporary open plan living with, undoubtedly, the stand out feature being bespoke media wall with storage nooks with lights and storage cubby holes.

## KITCHEN AREA



Having an excellent, extended range of wall and base units with a high gloss white finish incorporating plinth LED lights, complementary rolled edged, wood effect worktops, tiled splashbacks and an inset composite sink with mixer tap. The many integral appliances include an eye level oven and microwave/air fryer oven, induction hob with contemporary extractor over and fridge freezer.. There is LVT flooring underfoot, space for a table and chairs and wall mounted radiator. There is also a very convenient utility cupboard which has worktop space, plumbing for a washing machine and gives extra storage space. There are inset ceiling spotlights and an internal door leads to the hall and the space is open to the living area.

## LOUNGE AREA



This lovely living area features the magnificent media wall having a contemporary electric fire, storage nooks with lights and cubby storage cupboards. The French doors bathe the whole area with natural light and giving access to the garden. There is LVT flooring, a wall mounted radiator and ceiling lighting.



**LANDING**



A carpeted staircase leads from the hall to the first floor landing having carpet flooring, panelled walls to dado height, a double glazed window to the side with shutters and loft hatch. Internal doors leads to the bathroom and both bedrooms.

### **BEDROOM ONE 14'4" x 9'3"**



A good size double bedroom, situated at the rear of the property with two double glazed windows giving views of the garden and bringing in plenty of natural light. There is an excellent space for free standing bedroom furniture, carpet flooring and a wall mounted radiator. There is a feature full height panelled wall, pendant lighting and an internal door leads to the landing.

### **BEDROOM TWO 10'7" plus recess x 8'6"**



Second well proportioned double bedroom, this time at the front of the property again with two double glazed windows bringing in natural light, giving open views and having shutters. There is a useful recess area, a storage cupboard, carpet flooring, pendant lighting and a wall mounted radiator. An internal door leads to the landing.

## BATHROOM 6'11" x 6'3"



Having a three piece suite in white consisting of a panel bath with thermostatic shower over and glass screen, pedestal wash basin and a twin flush WC. There is a chrome ladder towel radiator, full height tiling to the walls, a tiled floor, inset ceiling spotlights and extractor fan. An internal door leads to the landing.

## EXTERNALLY



There is off road parking to the front for two cars side-by side, with secure gated side access to the rear garden consisting of a generous sized flagged patio area with floor lights, well maintained lawn and storage shed. There is an outside tap and the are is enclosed a timber fence .



**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
Management charge of approx £180 p.a

COUNCIL AND COUNCIL TAX BAND:  
Barnsley B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Off road parking for 2 cars.

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations 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

UTILITIES:  
Water supply - Mains  
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 ~**

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.

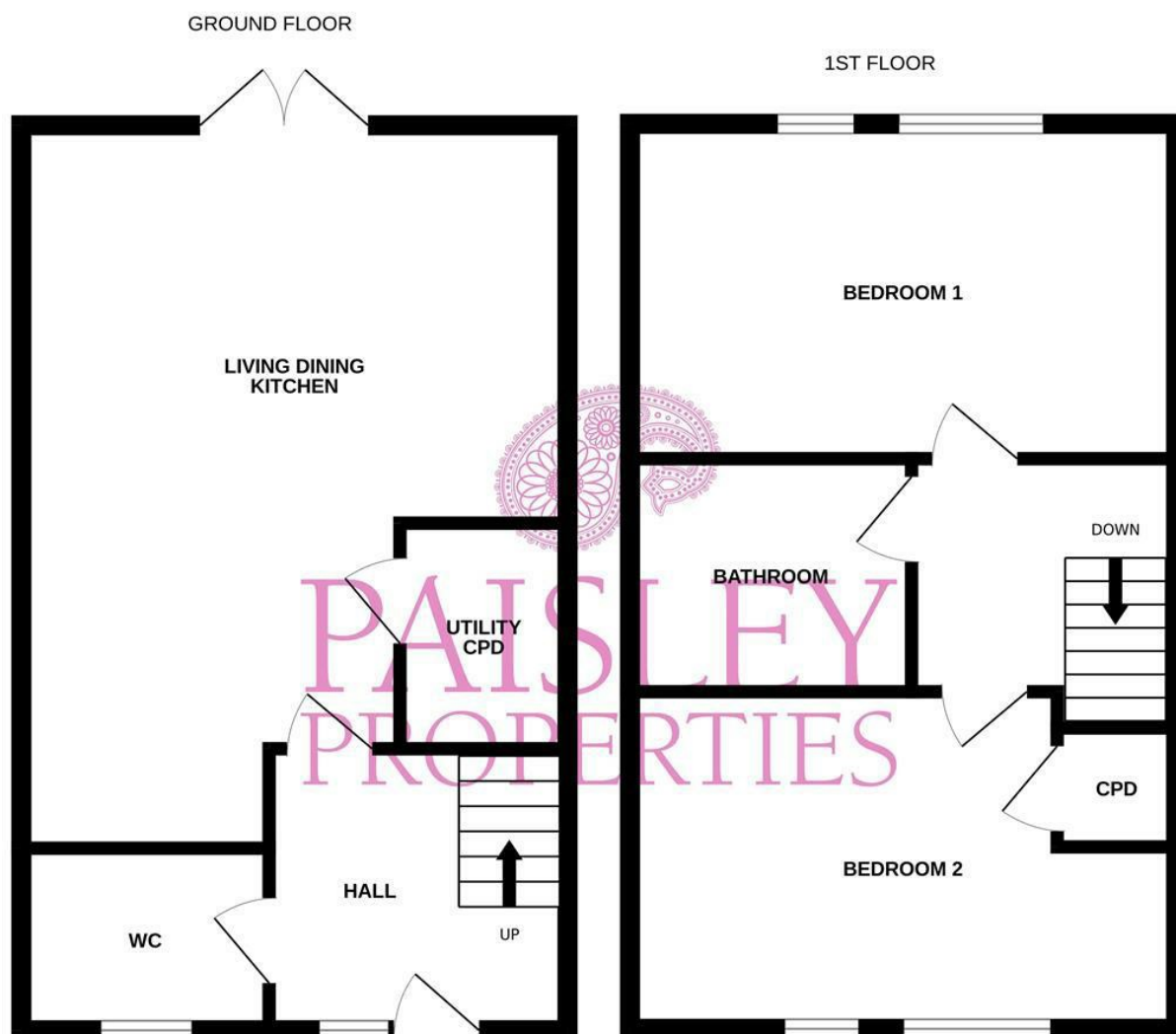
### **~ Paisley Mortgages ~**

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. \*

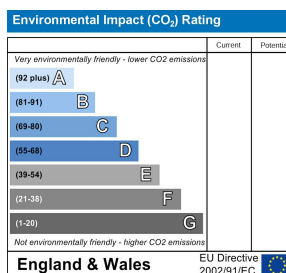
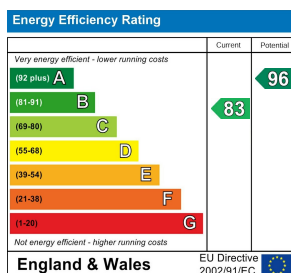
### **~ Paisley Surveyors ~**

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](mailto: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.

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