

26 Eagle Avenue,
Wilthorpe S75 1FD

OFFERS AROUND
£270,000



THIS RECENTLY BUILT THREE BEDROOM DETACHED FAMILY HOME IS WELL PRESENTED WITH NEUTRAL DECOR THROUGHOUT. IT BENEFITS FROM A SUPERB DINING KITCHEN, THREE DOUBLE BEDROOMS ONE WITH ENSUITE, DRIVEWAY PARKING, A GARAGE AND ENCLOSED GARDEN TO THE REAR. FREEHOLD / BARNSELY COUNCIL BAND D / ENERGY RATING B

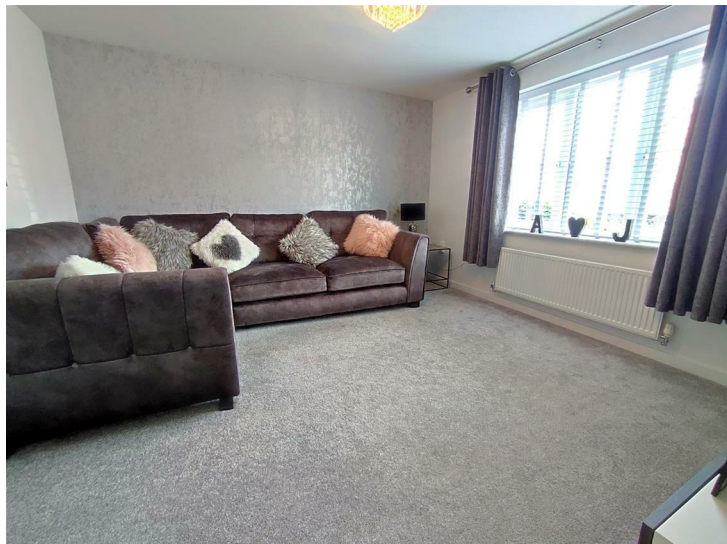
PAISLEY
PROPERTIES

HALLWAY

You enter the property through a uPVC door into a spacious, light and airy hallway which has a side facing window allowing natural light to flood in. There is carpet underfoot with a matted area close to the front door to protect the carpet. A carpeted staircase ascends to the first floor landing. Doors lead to the lounge, dining kitchen and downstairs W.C..

LOUNGE 12'10" x 8'11" max

Located to the front of the property with a window looking out to the quiet street and letting natural light flood in, this spacious lounge has neutral décor and ample space to accommodate lounge furniture. Grey carpet runs underfoot. A door leads to the hallway.



DOWNSTAIRS WC 5'3" x 2'11"

This contemporary downstairs W.C. is fitted with a white low level W.C. and matching corner pedestal handwash basin with mixer tap and a tiled splashback. Grey wood effect vinyl flooring runs underfoot. A door leads to the hallway.



DINING KITCHEN 18'0" x 9'4"

Spanning the full breadth of the property to the rear, this superb dining kitchen is fitted with modern woodgrain effect base and wall units with contrasting dark wood effect worktops and upstands and a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of a four ring gas hob with a stainless steel extractor fan over and an electric fan oven. Integrated appliances include a tall fridge freezer and a dishwasher. French doors and a window to the rear allow natural light to cascade in to this fabulous space which has a great amount of space for a dining table. Vinyl flooring runs underfoot. A door leads to the hallway.



UTILITY ROOM 7'7" x 5'3" max

This practical utility space is located just off the kitchen and is fitted with units to match which house the property's boiler. There is plumbing for a washing machine. A side facing window allows natural light to enter and a door leads to the kitchen.

**LANDING 12'3" x 6'10" max**

A carpeted staircase ascends from the ground floor to the first floor landing which is spacious and has a side facing window allowing natural light to flood in. Doors lead to the three bedrooms and bathroom.



BEDROOM ONE 12'11" x 10'9" max

Neutrally decorated and positioned to the front of the property, this double bedroom has an abundance of space for freestanding bedroom furniture. Carpet runs underfoot and doors lead to the landing and ensuite.



ENSUITE 5'10" x 5'10" max

Recently renovated, this contemporary ensuite shower room is fitted with a white suite comprising of a wall mounted hand wash basin with mixer tap, a matching low level W.C. and a shower cubicle with a power shower. The walls are fully tiled with grey tiles and wood effect ceramic tiles run underfoot. Spotlights to the ceiling, a designer radiator and an illuminated mirrored bathroom cabinet complete the room. A side facing window allows natural light in and a door leads through to the bedroom.



BEDROOM TWO 9'7" x 9'3" max

This second double bedroom can be found to the rear of the property with a window overlooking the garden. There is plenty of room for freestanding items of bedroom furniture. There is carpet underfoot and a door leads to the landing.



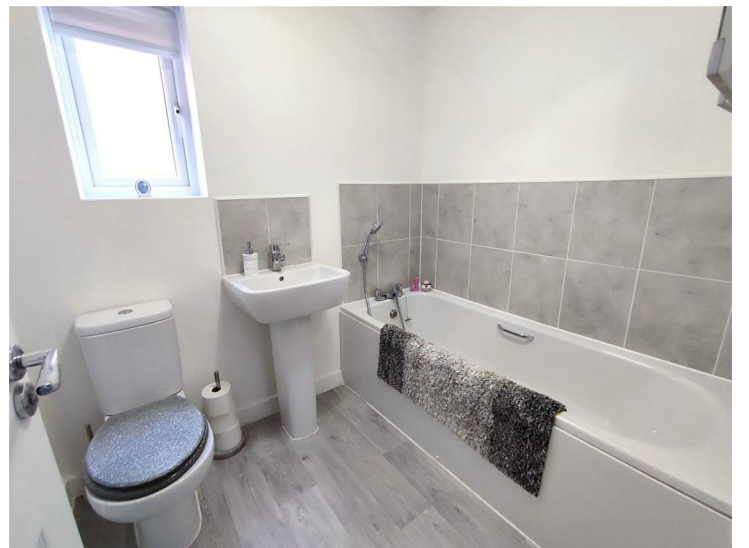
BEDROOM THREE 9'6" x 8'6" max

This third double bedroom is located towards the rear of the property with a window overlooking the garden. It benefits from fitted sliding wardrobes to one wall. There is carpet underfoot and a door leads to the landing.



HOUSE BATHROOM 6'9" x 5'6" max

This contemporary bathroom is fitted with a three piece white suite comprising of a pedestal wash basin with mixer tap, a matching low level W.C. and a bath with a shower attachment. The room is partially tiled with grey tiles and grey wood effect vinyl flooring runs underfoot. A side facing window allows natural light to flood in and a door leads to the hallway.



EXTERIOR

To the front of the property is an attractive open garden with a path up to the front door. A gated path allows access into the rear garden which is of a good size and benefits from a paved patio area with a pergola adjacent to the house, a generous lawn and a decked seating area too. There is driveway parking and a detached garage which has a door allowing access into the rear garden.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELY BAND D

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY & GARAGE

UTILITIES:

*Water supply & Sewerage- mains

*Electricity & Gas Supply - mains

*Heating Source - gas central heating

*Broadband & Mobile - Ultrafast broadband.

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORIC 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.

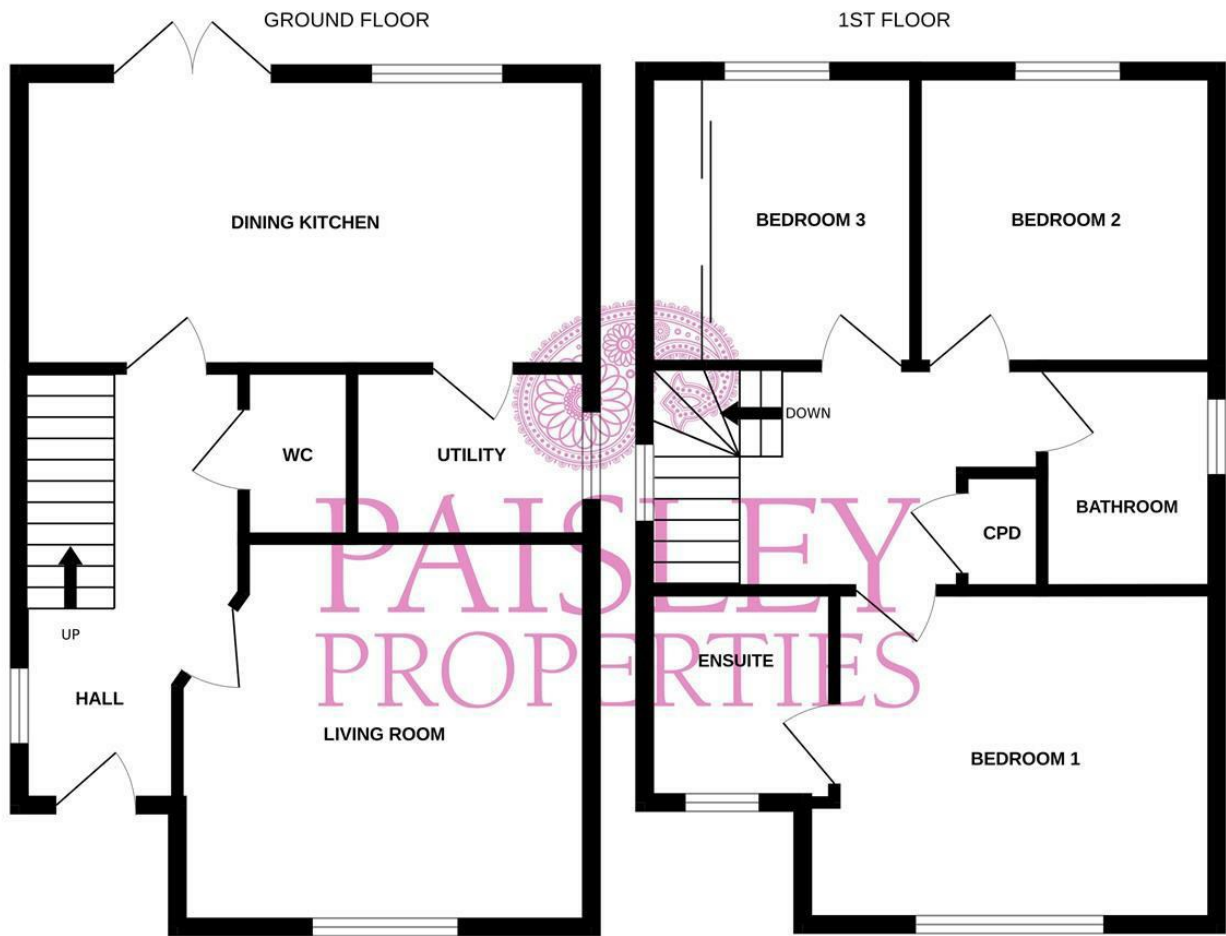
~ Paisley Mortgages ~

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.

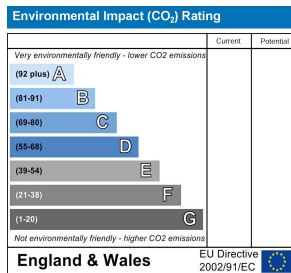
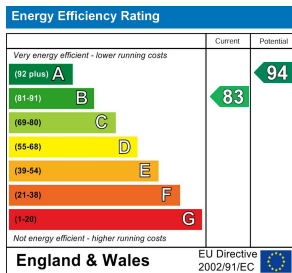
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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 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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