

231 Spark Lane,  
Mapplewell S75 6AF

OFFERS OVER  
£170,000



THIS THREE BEDROOM MID TERRACE PROPERTY BENEFITS FROM AN EXCEPTIONAL GARDEN SPACE, MODERN GROUND FLOOR SHOWER ROOM AND REQUIRES SOME MODERNISATION. VILLAGE LOCATION CLOSE TO LOCAL AMENITIES

FREEHOLD - COUNCIL TAX BAND A - ENERGY RATING TBC

PAISLEY  
PROPERTIES

### **LOUNGE 13'1", 200'1" max into recess x 13'3"**



You enter the property through a Upvc front door into the well proportioned and light lounge with the double glazed window to the front bringing in lots of natural light. The focal point of the room is the fireplace, having an electric fire with wood surround, with two wall mounted radiators adding to the heat source. There is carpet flooring, a pendant ceiling light plus a useful cupboard to the chimney recess. An internal door leads to the breakfast kitchen.

### **BREAKFAST KITCHEN 12'0" x 9'2"**



Situated towards the rear of the property with the double glazed window giving a view of the patio and garden, the kitchen consists of a range of light oak effect wall and base units, complimentary rolled worktops, tiled splashbacks and stainless steel sink with mixer tap. There is a gas cooker plus there is plumbing for a washing machine and space for a fridge freezer. Vinyl flooring runs underfoot, there is pendant ceiling lighting, a convenient understairs cupboard and a wall mounted radiator. An internal door leads to the rear lobby.

### **REAR LOBBY 3'0" x 2'9"**



Situated between the kitchen and the ground floor shower room, separating the two spaces, there is vinyl flooring, convenient store cupboard and a uPVC stable style door leading to the rear patio garden. An internal door leads to the shower room.

### **SHOWER ROOM 7'3" x 5'4"**



Situated at the rear of the property and having a modern three piece suite consisting of an enclosed double shower enclosure with thermostatic rain shower, pedestal wash basin with mixer tap and twin flush low level WC. There is vinyl flooring, inset ceiling spotlighting, a wall mounted radiator, extractor fan and the walls are tiled to full height. A double glazed window with obscure glass brings in natural light and an internal door leads to the rear lobby.

### **LANDING**

Stairs ascend from the kitchen to the first floor landing having carpet flooring, pendant ceiling lighting and internal doors to the three bedrooms.

### **BEDROOM ONE 15'4" max into bulk head x 9'1"**



First and larger of the three first floor bedrooms, there is plenty of space for freestanding bedroom furniture and the room draws in a pleasing amount of natural light from the double glazed window which overlooks the exceptional rear garden. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

### **BEDROOM TWO 13'3" x 7'8" max including cupboard**



Second double bedroom, this time located at the front of the property with the double glazed window overlooking the front patio. There is space for freestanding bedroom furniture, carpet flooring and a wall mounted radiator. The boiler is situated in a good size and useful cupboard, there is a pendant ceiling light and an internal door leads to the landing.

### BEDROOM THREE 10'3" x 6'11"

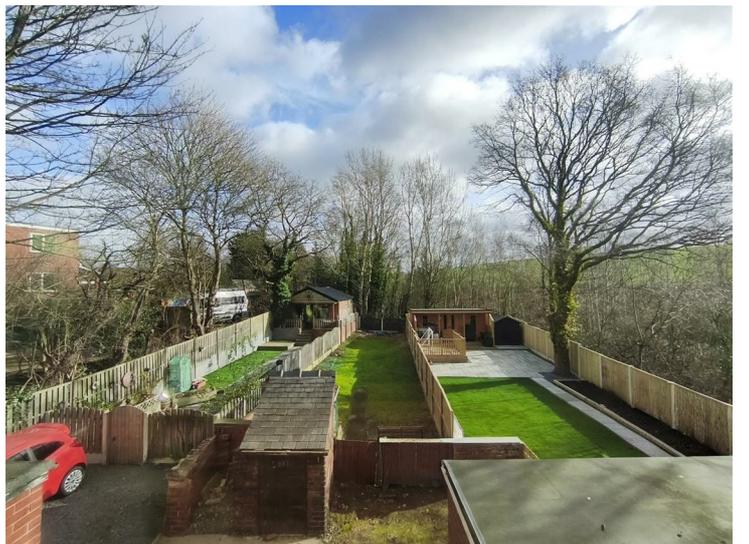


Third of the well proportioned bedrooms, again located at the front of the property with the double glazed window overlooking the front patio. There is space for freestanding bedroom furniture, carpet flooring and a wall mounted radiator. There is a pendant ceiling light and an internal door leads to the landing.

## EXTERNALLY



The real beauty of this home is the rear garden, an absolute gem. With a wooded outlook, this south facing external space has so much potential and you only have to look at the neighbours properties to see what could be achieved. There is a patio area adjacent to the property and a long south facing lawn. There is also a compact pebbled patio to the front.





**~ Material Information ~**

**TENURE:**

Freehold - On two titles

**ADDITIONAL COSTS:**

There are no additional costs associated with the property, shared areas or development.

**COUNCIL AND COUNCIL TAX BAND:**

Barnsley Band A

**PROPERTY CONSTRUCTION:**

Standard

**PARKING:**

On Street

**RIGHTS AND RESTRICTIONS:**

Right of way through next door and communal access at the front

**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 - Septic tank

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.

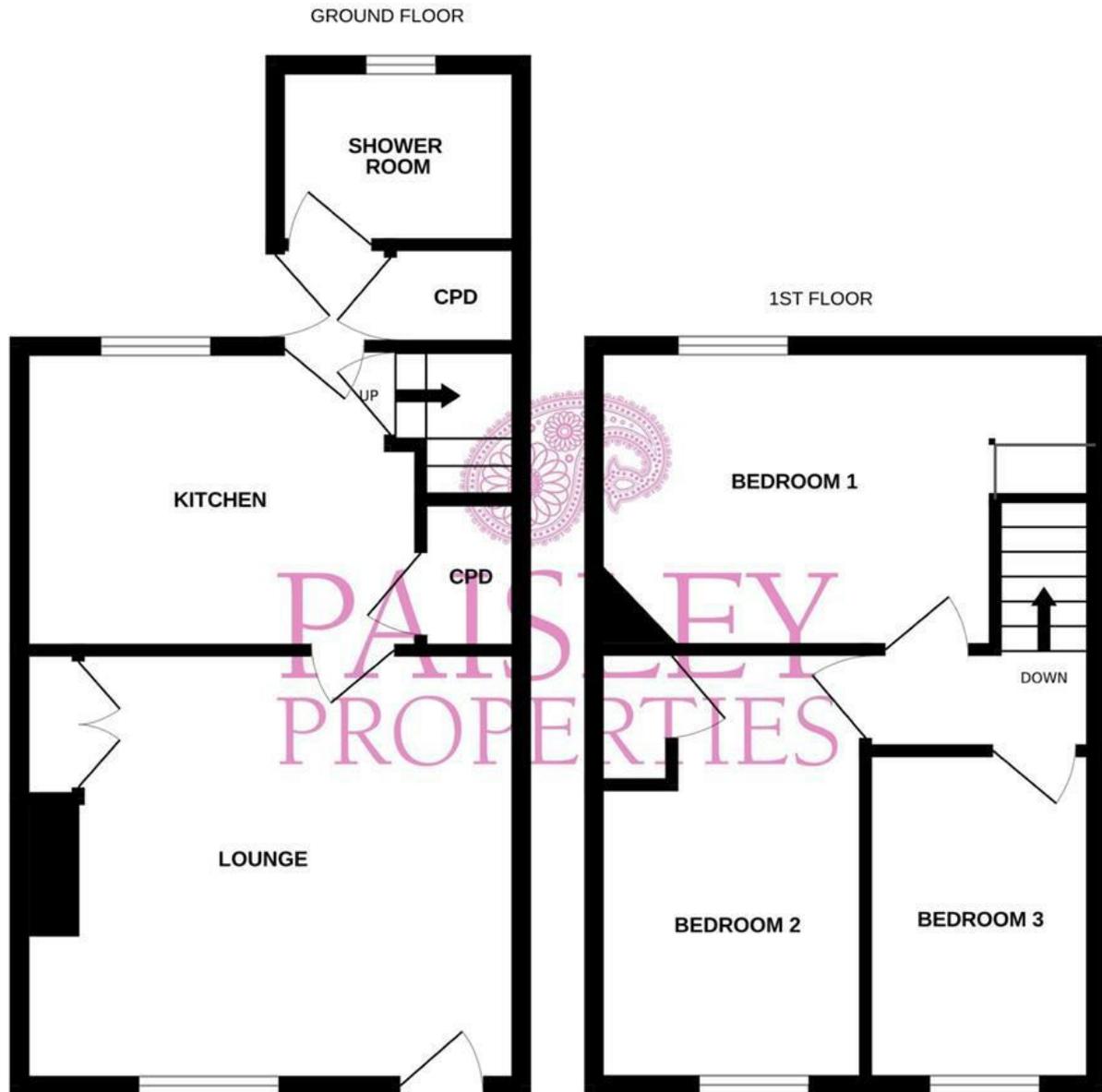
### **~ Paisley Mortgages ~**

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. \*

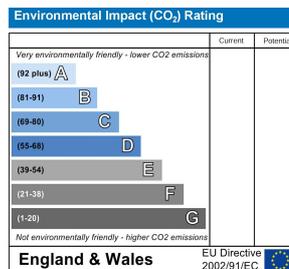
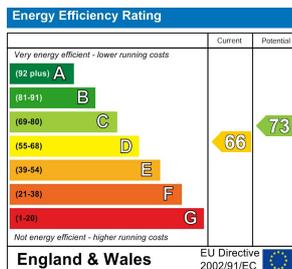
### **~ Paisley Surveyors ~**

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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