

31 Pye Avenue,
Mapplewell S75 6AQ

OFFERS AROUND
£130,000



THIS FABULOUS TWO BEDROOM MID TERRACE PROPERTY IS TASTEFULLY DECORATED AND WOULD MAKE A PERFECT FIRST HOME, IT BOASTS TWO DOUBLE BEDROOMS AND A DOWNSTAIRS BATHROOM AND UTILITY ROOM. EXTERNALLY IT BENEFITS FROM A SOUTH FACING REAR GARDEN WITH OFF ROAD PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING: C

PAISLEY
PROPERTIES

LOUNGE 12'5" x 12'10" max

You enter the property through a composite door into this spacious and stylishly decorated lounge which is flooded with natural light courtesy of a front facing window. An alcove in the exposed brick chimney breast is home to a log burner which sits on a stone flagged hearth creating a fabulous focal point and making the room have a cosy feel. There is an abundance of space for lounge furniture. Chrome spotlights to the ceiling and a dark grey carpet underfoot completes the room. A part glazed internal door leads to the kitchen.



KITCHEN 11'3" x 9'8"

Position towards the rear of the property this light and airy modern kitchen is fitted with cream base and wall units, wood effect roll top worktops and a white ceramic one and a half bowl sink with chrome mixer tap over. The gas hob with an electric oven below is set into an alcove which has light blue tiles as a splashback. There is space to accommodate a dining table if desired and an understairs cupboard offers the perfect home for household items. Chrome spotlights to the ceiling and grey wood effect vinyl flooring complete the look. A rear facing window offers views out into the garden. Openings lead to the utility room and stairs and a door leads to the lounge.



UTILITY ROOM 6'6" x 6'5"

This practical utility room is located to the rear of the property and is fitted with wood effect worktops which have plumbing underneath for both a dishwasher and a washing machine. Grey wall units with attractive chrome handles offer storage and there is space to accommodate a tall fridge freezer. Grey wood effect vinyl flooring completes the room. A doorway leads to the kitchen and an external part glazed composite door leads out to the rear garden.



BATHROOM 7'11" x 6'5"

Located to the rear of the property, this contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal hand wash basin with a mixer tap, and a P shaped bath with a thermostatic rainfall shower over with an additional handheld shower attachment. Grey sparkly aqua board adorns the wall, grey wood effect vinyl runs underfoot and chrome spotlights complete the room. An obscure window allows natural light to enter and a door leads into the utility room.



FIRST FLOOR LANDING

A carpeted staircase with a wooden handrail ascends from the kitchen to the first floor landing which has a chrome wall light, loft hatch and doors leading to the two bedrooms.

BEDROOM ONE 12'7" x 12'10" max

This tastefully decorated spacious double bedroom can be found to the front of the property with a window overlooking the street. Alcoves either side of the chimney breast provide perfect homes for items of freestanding bedroom furniture. Grey carpet underfoot and chrome spotlights finish off the room. A door leads to the landing.



BEDROOM TWO 11'3" x 9'8" max

Located to the rear of the property with a window overlooking the garden and pleasant views beyond, this double bedroom has ample space for freestanding bedroom furniture items. Grey carpet runs underfoot and chrome spotlights to the ceiling complete the room. A door leads to the landing.



EXTERNAL FRONT

To the front of the property is an enclosed low maintenance front garden space which is walled to the front and has decorative slate chips with a flagged pathway to the door.

EXTERNAL REAR

To the rear of the property is an impressive garden space which is split into two parts across the access road which allows vehicular access round to the off road parking space. The part closest to the house has a shed for storage and a small door leading to a storage space under the rear extension. Steps down from the house and a path in turn leads to the gated to the access road. Across the access road is the off road parking which backs on to an enclosed spacious garden area which has a decked area for seating, a generous lawn, greenhouse and extra space which is currently used for log storage.



~ 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 ~

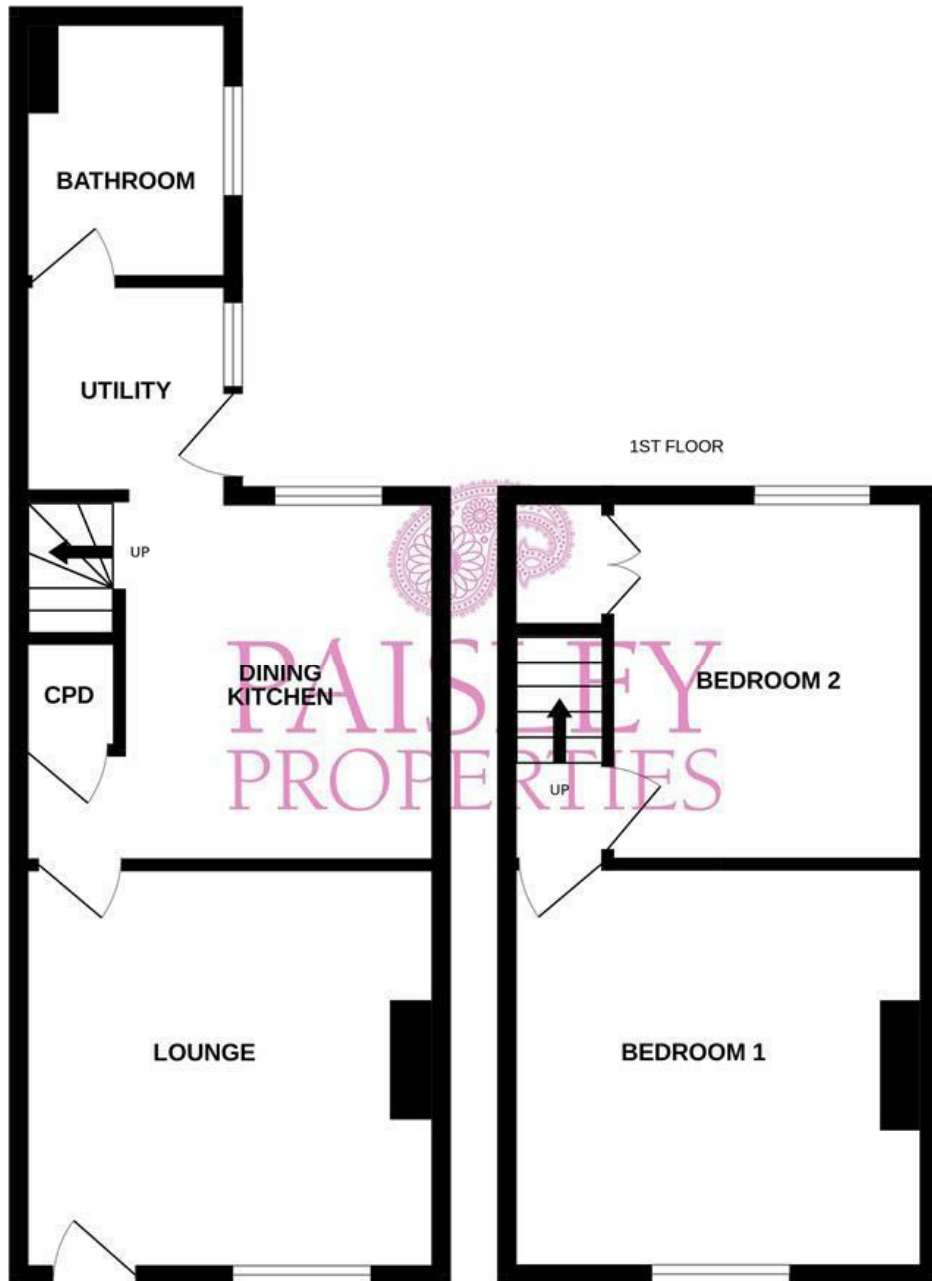
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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