6 Silverwood Road, Woolley Grange S75 5RU

OFFERS OVER £380,000

OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS, THIS AMAZING FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME SITS ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT AND IS JUST READY TO MOVE INTO. IT BENEFITS FROM EXCELLENT ROOM SIZES, AN INTEGRAL GARAGE, DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN.

LEASEHOLD (GROUND RENT & MANAGEMENT FEES APPLY) / COUNCIL TAX BAND F / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALL 15′7″ x 6′2″ plus cupboard

You enter the property through a composite door into a light and airy welcoming hallway which is extremely spacious. Laminate flooring runs underfoot, there is a wall mounted radiator and a carpeted staircase with a white painted balustrade ascends to the first floor landing. There is an under stairs cupboard and doors lead to the snug/dining room, guest W.C., breakfast kitchen, lounge and integral garage.

GROUND FLOOR WC 6′9″ x 3′5″

This practical downstairs W.C. is located just off the entrance hallway and is fitted with a white twin flush low level W.C. and matching pedestal wash basin. A tiled splashback sits behind the wash basin, there is a wall mounted radiator and laminate runs underfoot, continued from the hallway. There is an extractor fan, a high level obscure window allows some natural light to enter and a door leads into the hallway.

YORKSHIRE

LOUNGE 16′2″ into bay x 13′11″

Just flooded with natural light courtesy of a set of French doors with glazed panels creating a bay to the rear and opening out into the patio, this spacious lounge oozes serenity and offers the perfect place to relax being tastefully decorated and having a superb polished plaster feature wall. There is an abundance of space for lounge furniture, laminate runs underfoot and there is a wall mounted double radiator. A door leads to the hallway.

BREAKFAST KITCHEN 18′3″ max x 10′2″

Positioned to the rear of the property with a set of French doors opening onto the garden, this fabulous dining kitchen is fitted with oak effect base and wall units with complimentary worktops, one and half bowl stainless steel sink with mixer tap, tiled splashbacks and matching breakfast bar. Integral appliances comprise of a ceramic hob, double oven with pull out extractor hood over, dishwasher, upright fridge freezer and washing machine. There is laminate flooring underfoot, an abundance of space to accommodate a dining table, plus a double radiator. A door leads into the hallway.

DINING ROOM 11'1" x 9'3"
With plenty of natural light from two front facing windows, this charming neutrally decorated room could be used as a snug, dining room or office and, similar to the lounge, has a fabulous polished plaster feature wall. There is wood effect tiling underfoot, a wall mounted radiator and and internal door leads to the hallway.

FIRST FLOOR LANDING 10'7" x 5'5" max
A carpeted staircase with a white painted balustrade ascends to the first floor landing which is light and airy, there is a wall mounted radiator and a cupboard houses the property's hot water cylinder. A further carpeted staircase ascends to the second floor and doors lead to the three first floor double bedrooms and house bathroom.

BEDROOM TWO 12'4"plus recess x 11'10"
This neutrally decorated spacious double bedroom is located to the front of the property and benefits from three windows which flood the room with copious amounts of natural light and look out onto the quiet cul de sac. There is ample space for freestanding bedroom furniture and also a fabulous walk in wardrobe offering a superb amount of storage for clothing and shoes. There is carpet flooring, a wall mounted double radiator and doors lead to the ensuite shower room and landing.

EN SUITE 8′5″ x 8′2″ max into shower
This contemporary shower room is fitted with a white, twin flush low level W.C. and a coordinating pedestal wash basin plus a tiled double shower enclosure with thermostatic shower. This recently refurbished room also includes a designer black wall mounted radiator and extractor fan plus tiling to splash areas and double glazed window with obscure glass. Ceramic floor tiles run underfoot and a door leads to the bedroom.

BEDROOM THREE 10′8″ x 9′6″ irregular shaped room
Located to the rear of the property with views of the garden from the double glazed window from its window, this well proportioned double bedroom has plenty of space for freestanding bedroom furniture. It is neutrally decorated with laminate flooring underfoot, has a wall mounted radiator and doors lead to the Jack and Jill shower room and landing.

BEDROOM FOUR 12′1″ x 9′4″ plus recess
Again located to the rear of the property with views of the garden of garden via the double glazed window, this excellent size bedroom has space for freestanding bedroom furniture, has a wall mounted radiator and carpet flooring. Doors lead to the Jack and Jill shower room and landing.

JACK AND JILL SHOWER ROOM 6′2″ x 5′4″
This fantastic Jack & Jill ensuite shower room services both double bedrooms. It is fitted with a white, twin flush low level W.C. and matching pedestal wash basin. A step in shower enclosure is equipped with a thermostatic mixer shower. Tiles adorn the walls in the shower area and behind the wash basin as a splashback. There is tiled flooring underfoot. and extractor fan and an obscure double glazed window allows natural light in and doors lead to the two bedrooms.

BATHROOM 8′6″ x 5′1″
This modern bathroom is fitted with a three piece white suite comprising of a twin flush, low level W.C., pedestal wash basin and a bath with chrome mixer taps. The room is partially tiled with beige tiles and coordinating ceramic tiles continue underfoot. An obscure double glazed window allows light to enter, there is a shaver socket and extractor fan. An internal door leads to the landing.

SECOND FLOOR LANDING
A carpeted staircase ascends from the first floor to the second floor landing which has doors leading to two further bedrooms.

BEDROOM ONE 15′8″ x 14′7″ limited headroom
Nestled in the eaves of the house and having four roof windows allowing tremendous amounts of natural light to flood in, this gorgeous master suite would make the perfect tranquil haven to relax and unwind after a busy day. There is ample space for freestanding items of bedroom furniture, there is carpet flooring a wall mounted radiator. Doors lead to the ensuite and landing.

EN SUITE SHOWER ROOM 9'7" x 6'3"

Again with plenty of natural light from a roof window in the sloping ceiling, this fabulous ensuite is fitted with a corner quadrant shower enclosure with thermostatic shower, a twin flush low level W.C and a pedestal wash basin. Tiled flooring runs underfoot, there is an extractor fan, a wall mounted radiator and a door leads to the bedroom.

BEDROOM FIVE 9′2″ x 5′2″
Again in the eaves of this exceptionally good sized home, this single bedroom would accommodate a single bed but could be used as a perfect home office or dressing room as the current owners have it. The room is neutrally decorated and has carpet underfoot, a wall mounted radiator, roof window and a door leads to the landing.

GARAGE 18′8″ x 8′3″
Good size garage having an up and over door, power and light. There is plenty of space to create a utility room in here or fully convert, the gas boiler is located here and currently, the dryer too. An internal door leads to the main hallway.

EXTERNALLY

There is parking on the driveway to the front for 2 vehicles leading to the garage, a lawn and mature hedge with side access to the rear tiered garden having a lower level patio with access to it from the breakfast kitchen and lounge with the upper level having a well kept lawn enclosed by timber fence and having mature plants and flowers with a tree adding to the privacy,

~ Material Information ~
TENURE:
Leasehold

LEASEHOLD:
Length of lease -999 YEARS
Start date - 2009
Years remaining - 974

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.
Ground rent - £100 per annum
Service charge - £100 per annum approx

Council tax
Barnsley F

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour dispute

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 water
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.

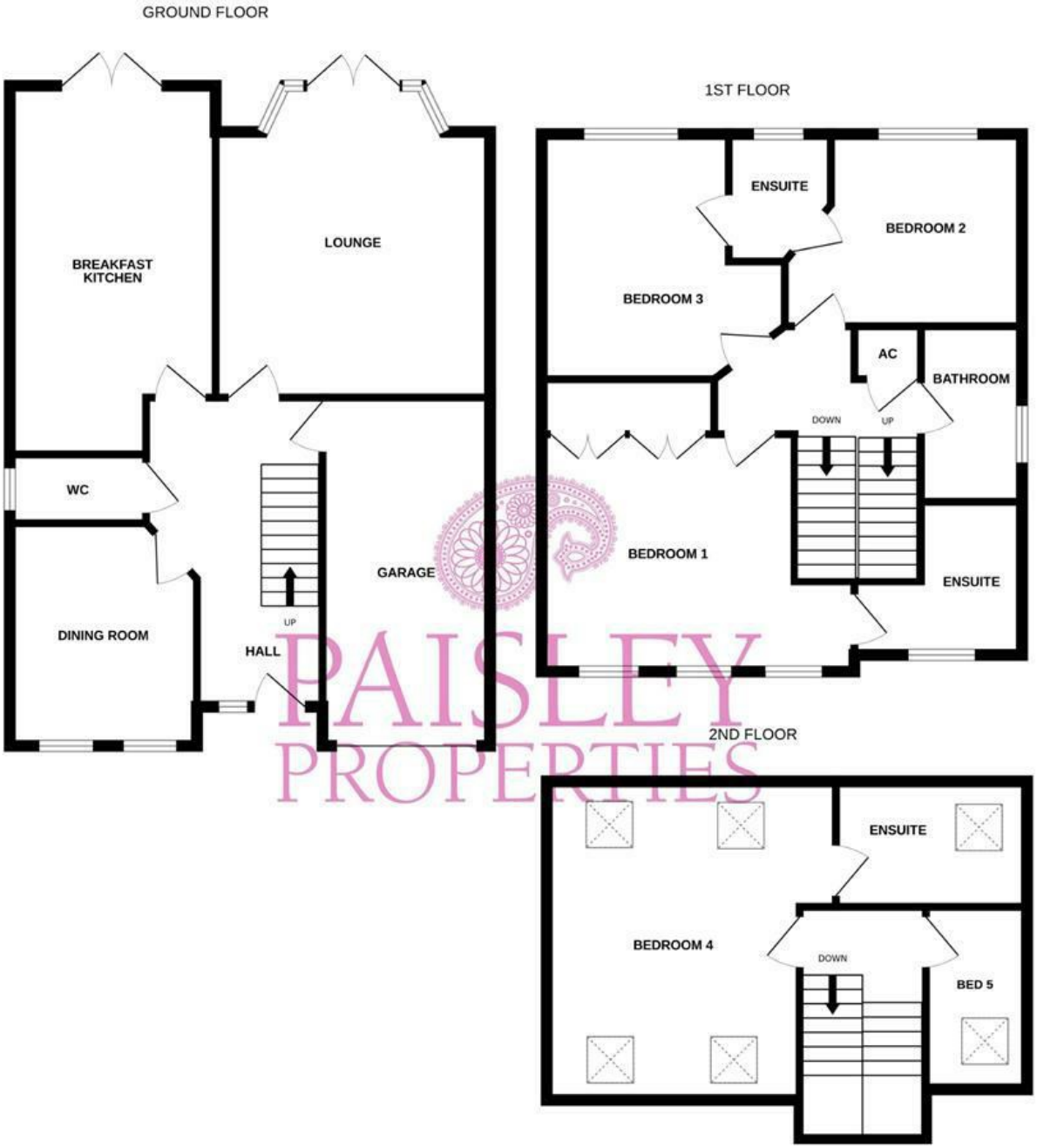
~ Paisley Properties ~

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 PROPERTIES

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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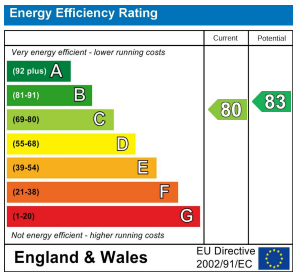

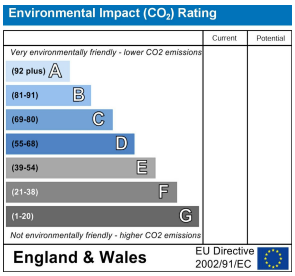

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