48 Norwood Drive, Barugh Green S75 1LP

OFFERS OVER £260,000

SITUATED AT THE HEAD OF THIS SMALL, QUIET CUL-DE-SAC IN BARUGH GREEN IS THIS DECEPTIVELY SPACIOUS THREE-BEDROOM, DORMER-STYLE DETACHED BUNGALOW. HAVING BEEN SUBSTANTIALLY IMPROVED RECENTLY, THE PROPERTY FEATURES GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-STREET PARKING, PLUS A REMODELLED AND LANDSCAPED GARDEN. LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, TRANSPORT LINKS, AND THE M1 MOTORWAY NETWORK.
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING: C

PAISLEY PROPERTIES

HALL 9′6″ max x 8′6″ max

You enter the property through a recently installed glazed door that floods the space with natural light, complemented by ceiling spotlights. This neutrally decorated area has laminate flooring and a wall-mounted radiator. Glazed internal doors lead to the lounge and dining kitchen, while panelled doors provide access to the ground floor bedroom and bathroom.

LOUNGE 15′7″ max including stairs x 10′10″ apx

A delightful living room located at the front of the property, flooded with natural light from the sizeable double-glazed window. The room features attractive neutral décor, a feature wall adding elegance, carpet flooring, a wall-mounted designer upright radiator, and ceiling coving. An open staircase leads to the first floor, and a glazed door connects to the hall.

DINING KITCHEN 19′10″ x 12′1″

A spectacular space opened up by the current owners, providing an exceptional area for entertaining. The kitchen area features a recently fitted range of wall and base units with a neutral high-gloss finish, complementary square-edged worktops, tiled splashbacks, and a composite sink with mixer tap. Integrated appliances include an eye-level oven and grill, five-ring gas hob, and extractor hood. There is space for an upright fridge-freezer and plumbing for a washing machine. Natural light enters via a glazed external door and a rear-facing double-glazed window. The dining area offers ample space for a dining table and chairs, with a designer radiator, ceiling coving, and laminate flooring throughout. A glazed internal door leads to the hall.

BEDROOM THREE/STUDY 9'4" apx x 8'6" apx

The first of three well-proportioned bedrooms, located on the ground floor and offering flexibility for use as a home office or study. A double-glazed front window allows plenty of natural light. The room includes carpet flooring, pendant lighting, a designer radiator, and ceiling coving. A door leads to the hall.

BATHROOM 6'3" x 5'5"

A stylish bathroom fitted with a white three-piece suite comprising a panelled bath with mixer tap, shower attachment and glass screen, pedestal wash basin with mixer tap, and twin-flush low-level WC. White brick-style tiles adorn the walls to dado height, with glitter-effect tiles on the floor. There is a chrome towel radiator, obscure-glass double-glazed window, and ceiling lighting. Door to the hall.

LANDING

Stairs ascend from the lounge to the first-floor landing, with carpet flooring, ceiling spotlight, and doors leading to the WC and both first-floor bedrooms.

BEDROOM TWO 15′4″ max limited headroom x 12′3″ apx.

First of two impressive double bedrooms, located at the side and both having dormer windows giving far reaching views over the rooftops. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot and there are two ceiling lights. There is a wall mounted radiator, neutral décor and an internal door leads to the landing.

BEDROOM THREE 15′3″ max limted headroom x 12′5″

Second of the two superb double bedrooms, this one again having a dormer window giving far reaching views over the rooftops. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot and there is ceiling lighting. The door to the eaves gives access to an abundance of extra storage, useful in any home. There is a wall mounted radiator, neutral decor and an internal door leads to the landing.

FIRST FLOOR WC

Convenient feature, accessed off the landing and accessible for both first floor bedrooms. Having a two piece suite consisting of a wall mounted vanity wash basin with storage and mixer tap and a twin flush low level WC. There is a double glazed window bringing in natural light, tiling to splash areas, inset ceiling spotlights, tiled flooring and an upright designer towel radiator. An internal door leads to the landing.

EXTERNALLY

To the front there is a garden area laid mainly to lawn with an established plant and flower border. To the side there is a driveway giving off road parking for numerous cars and leading to the remodelled and landscaped rear garden. This fabulous entertaining space has a good size patio, lawn and garden shed.

~ Material Information ~
TENURE:
Freehold

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

COUNCIL AND COUNCIL TAX BAND:
Barnsley D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
Internal non load bearing wall removed

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

~ 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.

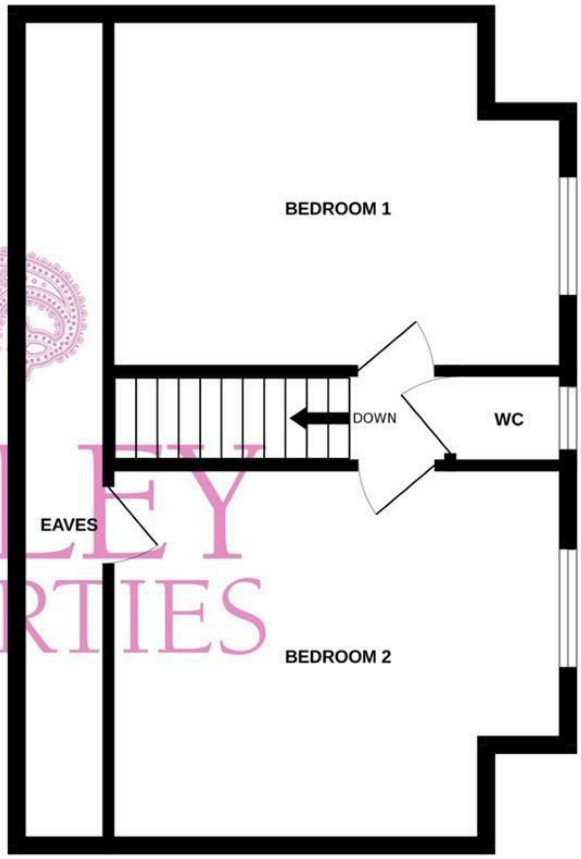
~ Paisley Mortgages ~

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. *

GROUND FLOOR

1ST FLOOR



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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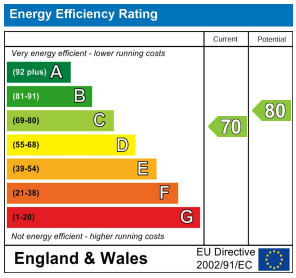

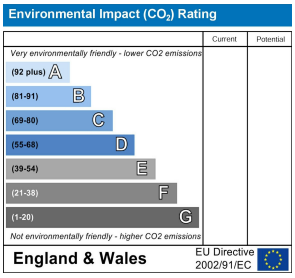

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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