

24 Warsop Road,
Athersley North S71 3NR

OFFERS AROUND
£160,000



A SEMI DETACHED FAMILY HOME WITH THREE EXCELLENT SIZED BEDROOMS LOCATED IN THIS POPULAR RESIDENTIAL LOCATION CLOSE TO AMENITIES. ATTRACTIVELY PRESENTED, THE PROPERTY HAS A LOVELY LOUNGE, MODERN BREAKFAST KITCHEN AND BATHROOM PLUS SUPERB GARDEN SPACE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

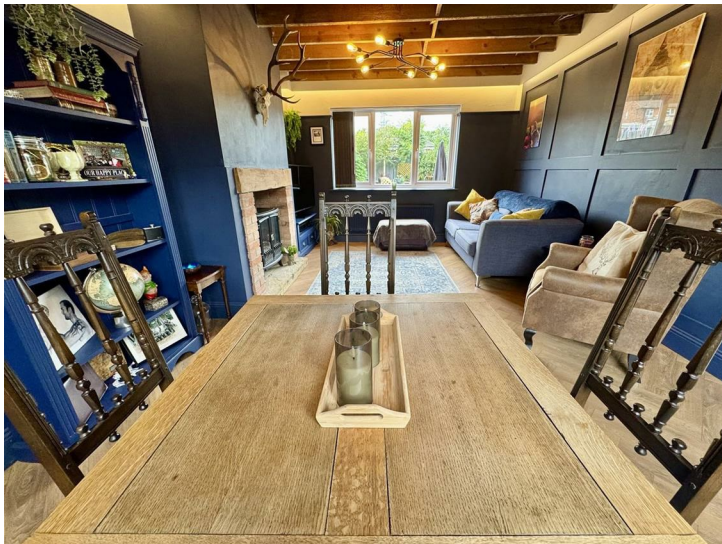
PAISLEY
PROPERTIES

HALL 10'6" x 6'3"

You enter the property through a composite front door into this welcoming hall that has plenty of space to remove coats and shoes. Natural light is brought in via the double glazed window to the side and there is quality LVT flooring underfoot. A staircase with under stair storage takes you to the first floor, there is a wall mounted radiator and pendant lighting. Internal doors leads to the kitchen and lounge.

**LOUNGE/DINER 18'7" x 11'10" into recess**

Fabulous living room with dining area and lots of natural light having double glazed windows to the front and rear. The focal point of the room is the exposed brick fireplace with stone hearth and timber mantle giving the room a real warm and cosy feel. There is wood laminate flooring, feature panelled wall, two double radiators and an internal door leads to the hall.



BREAKFAST KITCHEN 11'10" x 10'5"

Lovely breakfast kitchen having a very modern range of wall and base units with a blue finish, complimentary marble effects worktop and splashbacks and composite sink with mixer tap. Integral appliances come in the form of an electric oven, induction hob with a glass and stainless steel hood over, dishwasher and fridge. There is a matching breakfast bar area, quality LVT flooring underfoot, inset ceiling spotlights and a wall mounted radiator. The double glazed window to the rear overlooks the garden and brings in natural light and doors lead to the utility and hall.



UTILITY 10'10" x 5'6"

Excellent use of this space, having matching wall and base units, complimentary wood worktops with space for under counter white goods. There is quality LVT flooring underfloor, a double glazed window with the wall double skinned for extra insulation. There are uPVC doors to the front and rear, the rear one being a stable style door.



LANDING 8'8" x 5'11" max

Stairs ascend from the hall to the first floor landing with carpet flooring, double glazed window and access to the loft. Internal doors leads to the bathroom and all bedrooms.



BEDROOM ONE 12'1" x 10'9"

Good size double bedroom, situated at the rear of the property with the double glazed window bringing in natural light and giving views of the garden. There is carpet flooring, plenty of space for bedroom furniture and a wall mounted radiator, There is pendant light, a cupboard that houses the boiler and an internal door that leads to the landing.



BEDROOM TWO 10'10" x 10'6"

Well proportioned second double bedrooms, again at the rear of the property with a double glazed window overlooking to the garden. There is carpet flooring, plenty of space for bedroom furniture and a wall mounted radiator, There is pendant light and an internal door that leads to the landing.



BEDROOM THREE 8'6" x 7'10"

Another well proportioned bedroom, this time at the front of the property with the double glazed window giving views of the front garden. There is laminate flooring, space for freestanding bedroom furniture and pendant lighting. There is a wall mounted radiator and an internal door leads to the landing.



BATHROOM 7'8" x 5'1"

Stylish house bathroom having a three piece suite in white consisting of a 'P' shower bath with thermostatic shower having overhead rain head and separate hose, vanity wash basin with storage under and mixer tap and a close coupled WC. The walls are tiled to full height, there is a chrome towel radiator and inset ceiling spotlights. Natural light is brought in via the double glazed window with obscure glass and an internal door leads to the hall.



EXTERNALLY

Excellent outside space which starts at the front with a gated driveway giving parking for cars and a low maintenance artificial grass area. The impressive rear garden has flagged patio areas, a good size artificial lawn and further seating space which would be ideal as a BBQ or firepit area. There is useful storage shed and plenty of space for garden furniture.





~ 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 A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

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.

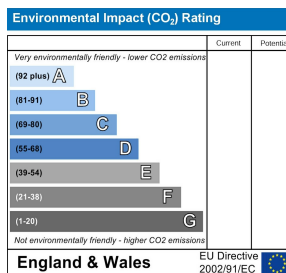
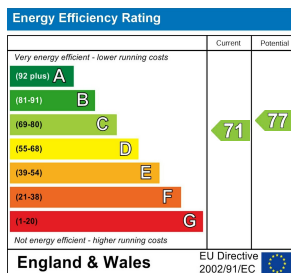
~ Paisley Mortgages ~

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 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.



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