9 Milton Close,
Calder Grove WF4 3DU

OFFERS IN EXCESS OF
£270,000

** CHAIN FREE** TWO-BEDROOM SEMI-DETACHED BUNGALOW IN CALDER GROVE. SPACIOUS SINGLE-STOREY ACCOMMODATION WITH AN OPEN-PLAN LIVING SPACE, TWO DOUBLE BEDROOMS, KITCHEN AND FAMILY BATHROOM. PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES, SINGLE GARAGE AND LOW-MAINTENANCE GARDENS.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING tbc

PAISLEY
PROPERTIES

ENTRANCE PORCH 9′0″ apx x 2′11″apx

The property is entered via a composite front door with a frosted glazed panel. The entrance hall provides space for coat hooks or a shoe rack, making it useful for storing outdoor clothing and footwear. Finished with light brown wood-effect vinyl flooring, doors lead through to the various rooms.

BEDROOM TWO 9′7″ apx x 8′8″

This bright and airy second double bedroom is positioned at the front of the property, enjoying views over the street. The room offers a good amount of space for a double bed and freestanding furniture, with plenty of potential to personalise to suit individual tastes. The room provides a comfortable and versatile space, suitable for a double bedroom or guest room. Door leading back into the hallway.

BEDROOM ONE 15′6″ apx x 10′11″ apx

Bedroom one is a spacious double bedroom, making great use of the available space. Positioned at the front of the property, the room benefits from a large window that allows plenty of daylight to flow in, creating a bright and airy feel. There is ample space for a double bed and freestanding furniture, with the room offering a practical layout and plenty of potential to personalise to suit your own taste. Overall, this is a generously sized bedroom providing a comfortable and versatile space. Door leading back into the hallway.

FAMILY BATHROOM 6′2″ apx x 5′4″ apx

The family bathroom is fitted with a white three-piece suite, comprising a wash basin and bath with an electric shower overhead. A separate handheld shower is also attached to the bath taps for added convenience. Beige wall and floor tiles finish the room, while a frosted window to the side of the property provides privacy. The room also benefits from a low-flush WC, with a door leading back through to the hallway.

KITCHEN 8′5″ apx x 8′4″ apx

The modern and stylish kitchen is positioned to the rear of the property and is fitted with a range of grey wall and base units, complemented by sleek white tiles running from floor to ceiling. White granite-effect worktops with a subtle sparkle finish provide a smart and practical workspace. The kitchen benefits from an integrated fridge freezer and washing machine, together with a one-and-a-half bowl sink and drainer with mixer tap. Cooking facilities include an electric oven, four-ring gas hob and extractor hood above. Finished with spotlights and wood-effect laminate flooring, the kitchen provides a contemporary and practical space. Doors lead back through to the hallway.

OPEN-PLAN LIVING SPACE 22′5″ apx x 10′11″ apx

This charming open-plan living space combines the lounge and conservatory, creating a versatile area with no door separating the two rooms. Decorated in neutral tones and finished with wood-effect laminate flooring running throughout, the space feels comfortable and welcoming. An electric fireplace provides an attractive focal point within the lounge, while the conservatory is currently used as a dining area but offers plenty of flexibility and could easily be used as an additional seating or relaxation space to suit your needs. Positioned to the rear of the property, the room enjoys views over the garden, with doors providing direct access outside. A further door leads back through to the hallway.

REAR GARDEN

The tranquil rear garden offers a good level of privacy and provides a pleasant, low-maintenance outdoor space for relaxing and enjoying the warmer months. The garden is laid with a combination of decking and gravel, with built-in shaded hideaways providing useful areas to sit and enjoy the space. Perfect for both hosting and relaxing, the garden also benefits from direct access into the garage via a side door, with further access onto the driveway.

FRONT/DRIVEWAY

The property benefits from a private driveway providing off-street parking for multiple vehicles. The driveway is enclosed by gated fencing, offering a good level of privacy and security. There is also a garage providing useful additional storage or parking space, with convenient access from the driveway.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

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

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage

RIGHTS AND RESTRICTIONS:
Vehicle access to the rear

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 - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

AGENT NOTES MAPPLEWELL
AGENT NOTES:

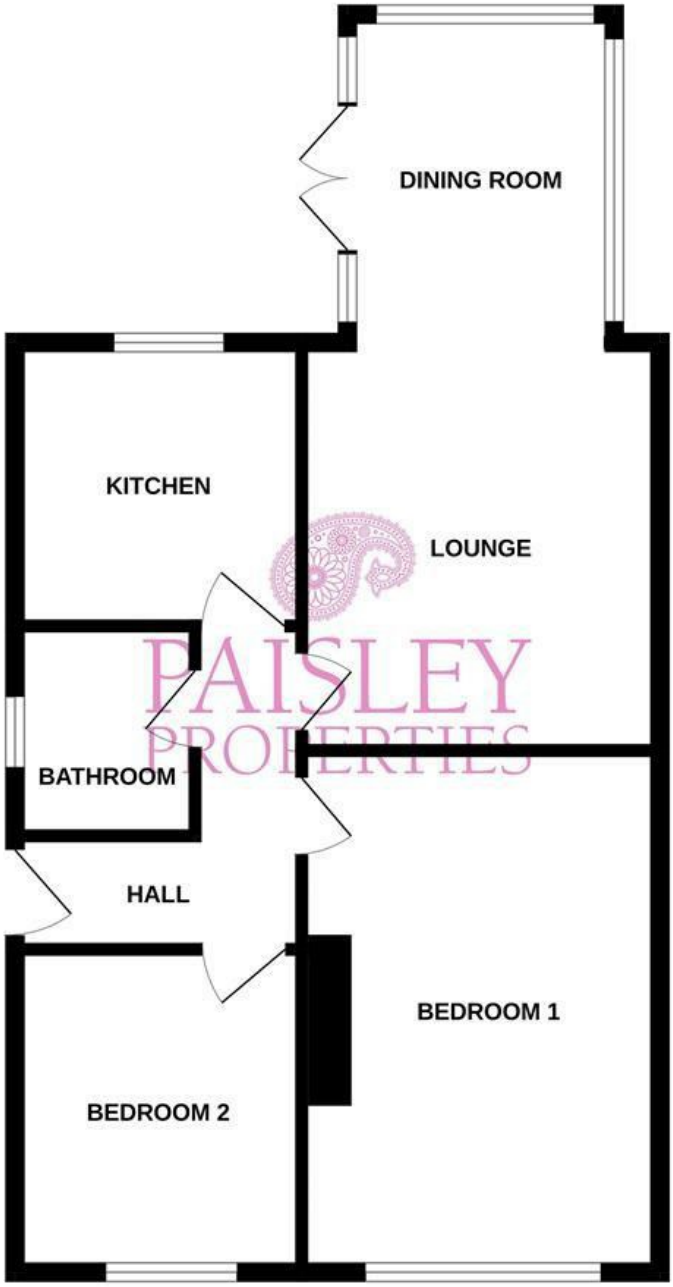
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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 MAPPLEWELL
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.



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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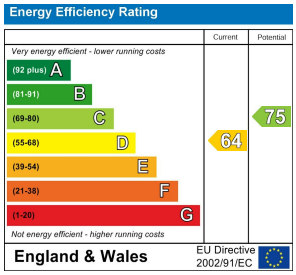

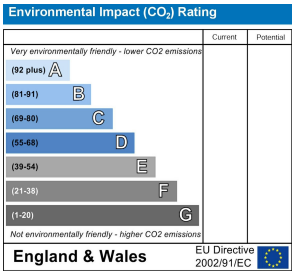

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