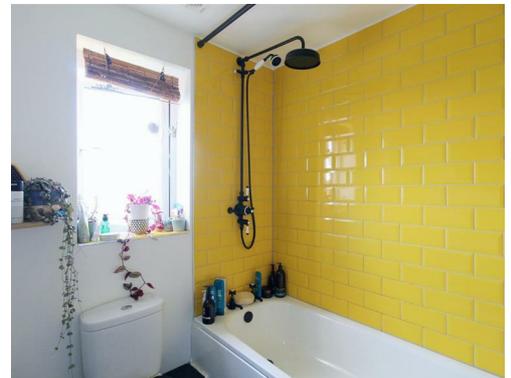


15 Fall Close,  
Dodworth S70 6DJ

OFFERS AROUND  
£210,000



BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH ENCLOSED REAR GARDEN, SEPARATE GARAGE AND PARKING FOR ONE VEHICLE. READY TO MOVE INTO AND NO VENDOR CHAIN

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES

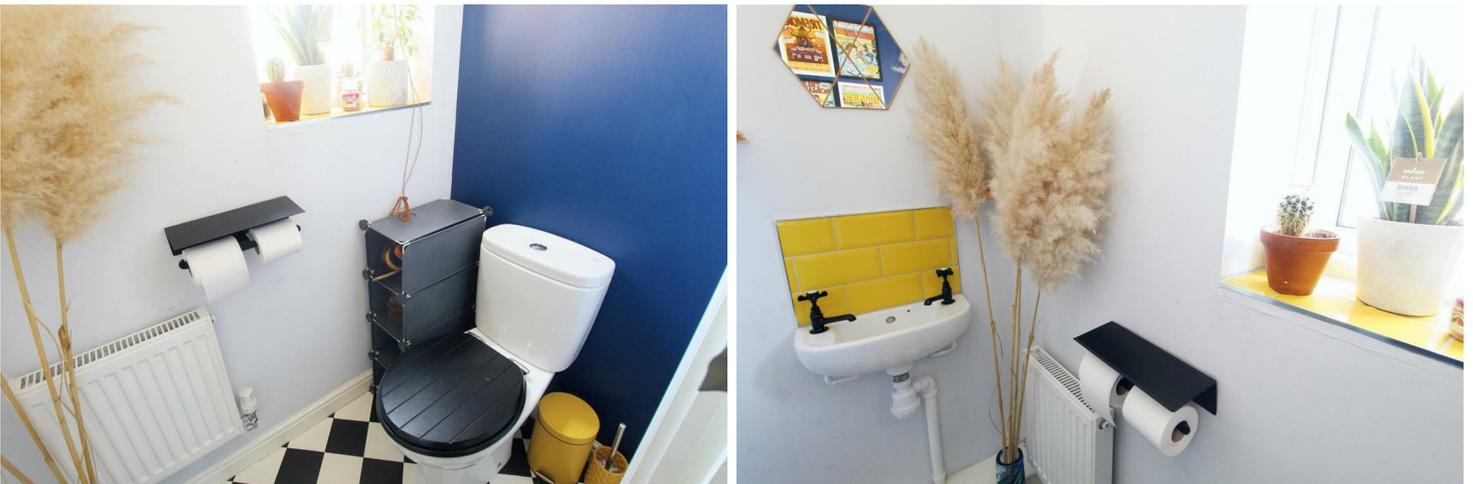
## ENTRANCE HALL

You enter the property through a part-glazed, uPVC door into the welcoming entrance hall. There is wood effect laminate underfoot, pendant lighting above and doors lead to the downstairs toilet and living room.



## DOWNSTAIRS TOILET

The handy downstairs toilet room is fitted with a low-level W.C. and wall mounted hand wash basin. The room has black and white tile effect laminate flooring and a central pendant light is overhead. A wall mounted radiator is fitted, and an obscure glazed window provides natural light. A door leads back to the entrance hall.



## LIVING ROOM 14'8" x 11'9"

Situated to the front of the property, this beautifully styled living room offers ample space for free standing furniture. A large front facing window looks out onto the peaceful cul-de-sac and floods the room with sunlight. This spacious room benefits from wood effect laminate flooring, a central pendant light and neutral decor. An added benefit of this room is a good sized understairs storage cupboard which is large enough to accommodate a small desk and chair. Stairs ascend from the lounge to the first-floor landing and doors lead from the lounge to the entrance hall, kitchen and understairs storage.



### **DINING KITCHEN 14'7" x 9'5"**

To the rear of the property is a stylish dining kitchen which is fitted with a range of white and duck egg blue wall and base units which are topped with a slate effect laminate work surface and a white tile splashback. Appliances within the kitchen include a stainless-steel sink and drainer, a built-in single oven with a four ring gas hob above and concealed extractor fan over. There is space for a freestanding tall fridge freezer and plumbing and space for a washing machine. A rear facing window offers a lovely view of the rear garden and a set of patio doors provide access to the garden. Underfoot, a mosaic patterned vinyl flooring is laid and two ceiling lights are fitted overhead. Doors lead to the garden and back to the living room.



### **FIRST FLOOR LANDING**

Stairs ascend from the living room to the first-floor landing that has a hatch providing access to the loft, pendant lighting and a grey carpet underfoot. Doors lead through to three bedrooms and the house bathroom.



**BEDROOM ONE 11'10" x 8'2" max**

Positioned to the rear of the property is a great sized double bedroom with grey carpet and pendant lighting. There is ample space for free standing furniture and a window faces out onto the pleasant garden. A door leads back to the landing.



**BEDROOM TWO 11'3" x 8'2"**

This good sized second bedroom sits at the front of the property and has grey carpet underfoot and pendant lighting to the ceiling. A large window looks out onto the cul-de-sac below and provides the room with natural light. The room benefits from a large built-in wardrobe, with floor to ceiling sliding doors, which offers fantastic storage space for clothes and other personal items. A door leads back to the landing.



### **BEDROOM THREE 8'0" x 6'2"**

Located at the front of the property, this single bedroom would make a fantastic nursery, dressing room or home office. The room allows space for free standing furniture and has grey carpet to the floor and pendant lighting above. Natural light floods the room through a front facing window. A door leads to the landing.



### **HOUSE BATHROOM 6'0" x 6'0"**

This fantastic house bathroom is fitted with a three-piece suite which consists of a bath with white side panel and black thermostatic shower over, a pedestal hand wash basin with two black taps over and low-level W.C. The room benefits from black and white tile effect vinyl flooring, a central ceiling spotlight and modern yellow tiling to the walls surrounding the bathtub. A matt black towel rail is mounted to the wall and an obscure glazed window completes the room.



### **EXTERNAL**

To the front of the property, pavestones lead from the pebbled driveway to the front door. The driveway is positioned to the side of the property and leads to the property's garage which provides a brilliant storage space.

Through the patio doors in the kitchen, you step out onto a neat brick patio which leads to an easily maintained lawn. A freestanding children's playhouse sits at the top of the garden and a second shed to the side provides storage for gardening tools. To the bottom of the garden, there is a pleasant area of wooden decking which offers plenty of space for outdoor 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 Band B

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway and garage

RIGHTS AND RESTRICTIONS:

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 100 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.

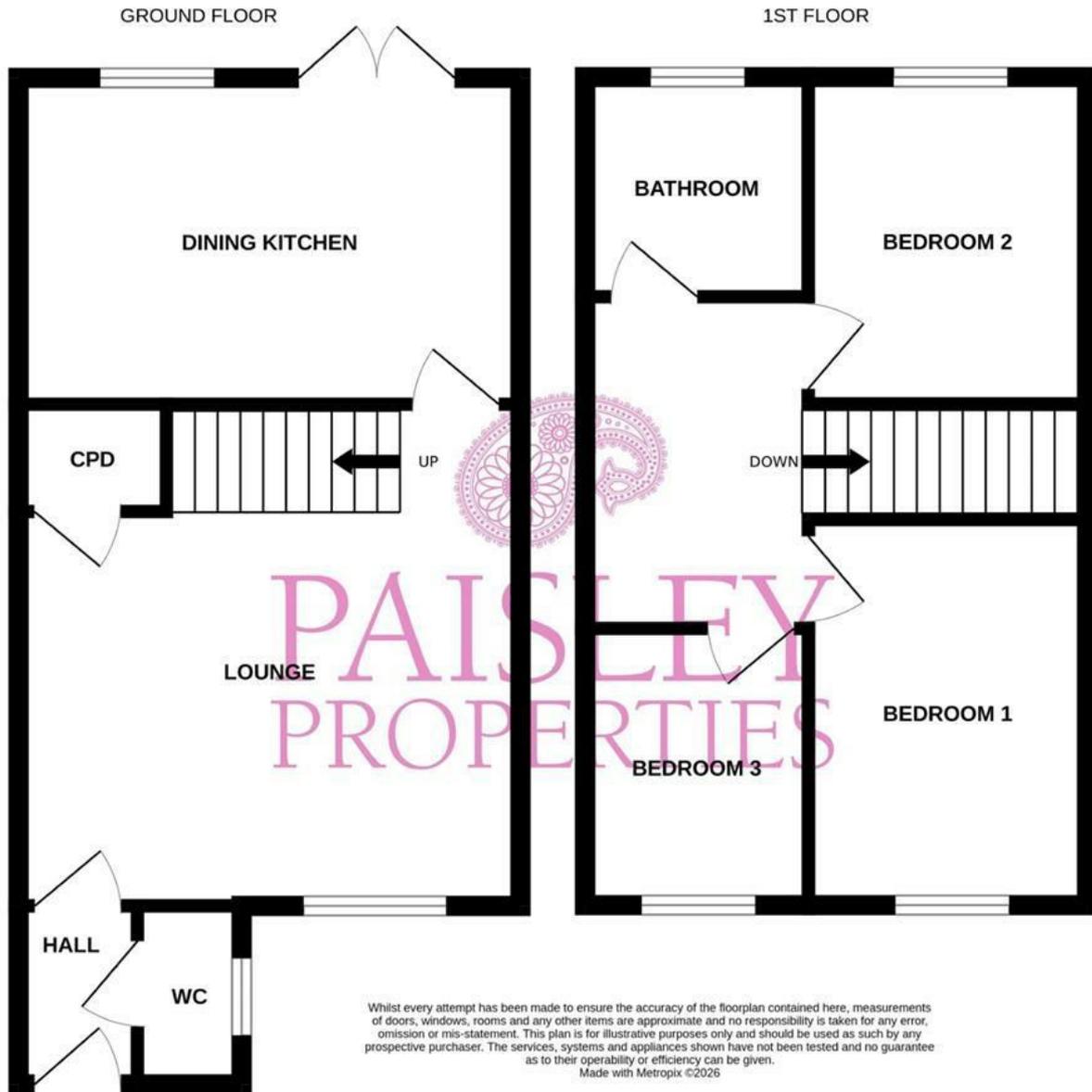
**~ Paisley Properties ~**

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. \*



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://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

