

57 Huddersfield Road,  
Darton S75 5NG

OFFERS OVER  
£170,000



THIS THREE BEDROOM SEMI DETACHED PROPERTY NEEDS IMPROVEMENT HOWEVER PROVIDES EXCEPTIONAL POTENTIAL AND WOULD SUIT FIRST TIME BUYERS AND INVESTORS ALIKE. THE PROPERTY SITS ON A HUGELY IMPRESSIVE PLOT WITH EXTENSION POTENTIAL, GENEROUS GARDEN SPACE AND PARKING FOR NUMEROUS CARS IN ADDITION TO THE DOUBLE GARAGE. THERE IS A HALL, LOUNGE, KITCHEN DINING ROOM AND ON THE FIRST FLOOR, THE BATHROOM AND THREE WELL PROPORTIONED BEDROOMS.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES

### **HALL 12'6" x 6'0" max including stairs**

You enter the property through a timber door into this convenient hallway, a useful space for removing coats and shoes. There is laminate flooring, a wall mounted radiator, pendant ceiling lighting and coving to the ceiling. There is an underground storage cupboard, panelling to the walls and internal doors lead to the lounge and dining kitchen

### **LOUNGE 15'4" max into bay x 10'5" max into recess**



Private, separate lounge with a delightful bay window bathing the room with natural light. The focal point of the room is the fireplace which has a gas fire and timber surround, which compliments the wall mounted radiator as a heating source. There is carpet flooring, pendant ceiling lighting and shelving to the chimney recesses. An internal door leads to the hall.

### **DINING KITCHEN 16'9" max into recess x 12'11"**



Generous sized room with the kitchen part comprising of a range of wall and base units, rolled worktop, one and a half bowl inset stainless steel sink with mixer tap and tiled splashbacks. There is an electric point for a cooker, plumbing for a washing machine, space for a fridge freezer and under counter dryer. The room is visually separated by the flooring with laminate flooring in the kitchen area and carpet in the dining/living space plus there is ceiling lighting in the dining area and spotlights in the kitchen space. natural light is drawn in from the double glazed to the side and patio doors to the rear, which also lead to the garden.. The focal point of the dining space is the fireplace with decorative surround, there is coving to the ceiling and an internal door leads to the hall.



## LANDING



Stairs ascend from the hall to the first floor landing with carpet flooring, double glazed window to the side and panelled walls. There is access to the loft space which has space to be converted and adds to the overall potential of this property. Internal doors lead to the bathroom and all bedrooms.

### **BEDROOM ONE 13'3" x 12'0" max into recess**



Generous sized main double bedroom with a double glazed window to the rear overlooking the garden. There is plenty of room for freestanding bedroom furniture, carpet flooring runs underfoot, there is a pedant ceiling light and there is a wall mounted radiator. An internal door leads to the landing.

### **BEDROOM TWO 12'7" x 7'10" max into recess**



Second double bedroom, this time located at the front of the property with natural light brought in via the double glazed window. There is space for freestanding bedroom furniture and this room has been freshly decorated with a new carpet being laid. There is a wall mounted radiator, pendant ceiling light and an internal door leads to the landing.

### **BEDROOM THREE 9'7" x 8'7" max into recess**



Good size for a third bedroom, again located at the front of the property with natural light brought in via the double glazed window. There is space for freestanding bedroom furniture, a wall mounted radiator, pendant ceiling light and an internal door leads to the landing.

### **BATHROOM 9'6" x 4'7"**



Having a three piece suite in white consisting of a corner panel bath, pedestal wash basin and twin flush low level WC, The walls are tiled to full height, there is a tiled floor, inset ceiling spotlights and electric wall heater. Natural light is brought in via the the double glazed windows to side and rear with obscure glass and an internal door leads to the landing.

### **LOFT SPACE**

The loft is accessed via a hatch on the landing, with loft ladder.

## PARKING AND GARAGE



The impressive external space starts with the driveway which accommodated parking for multiple cars. This leads to the detached double garage (5.47m x 4.81m) which totals twenty six square meters. has power and light and increases the potential of the property.

## GARDENS



The plot is very impressive with the front and side having patio and lawn and a block paved driveway leading to the detached garage. There is gated access to the rear garden which has a lawn, patio and outhouse for storing garden equipment.



**~ 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 A

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway and double 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 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.

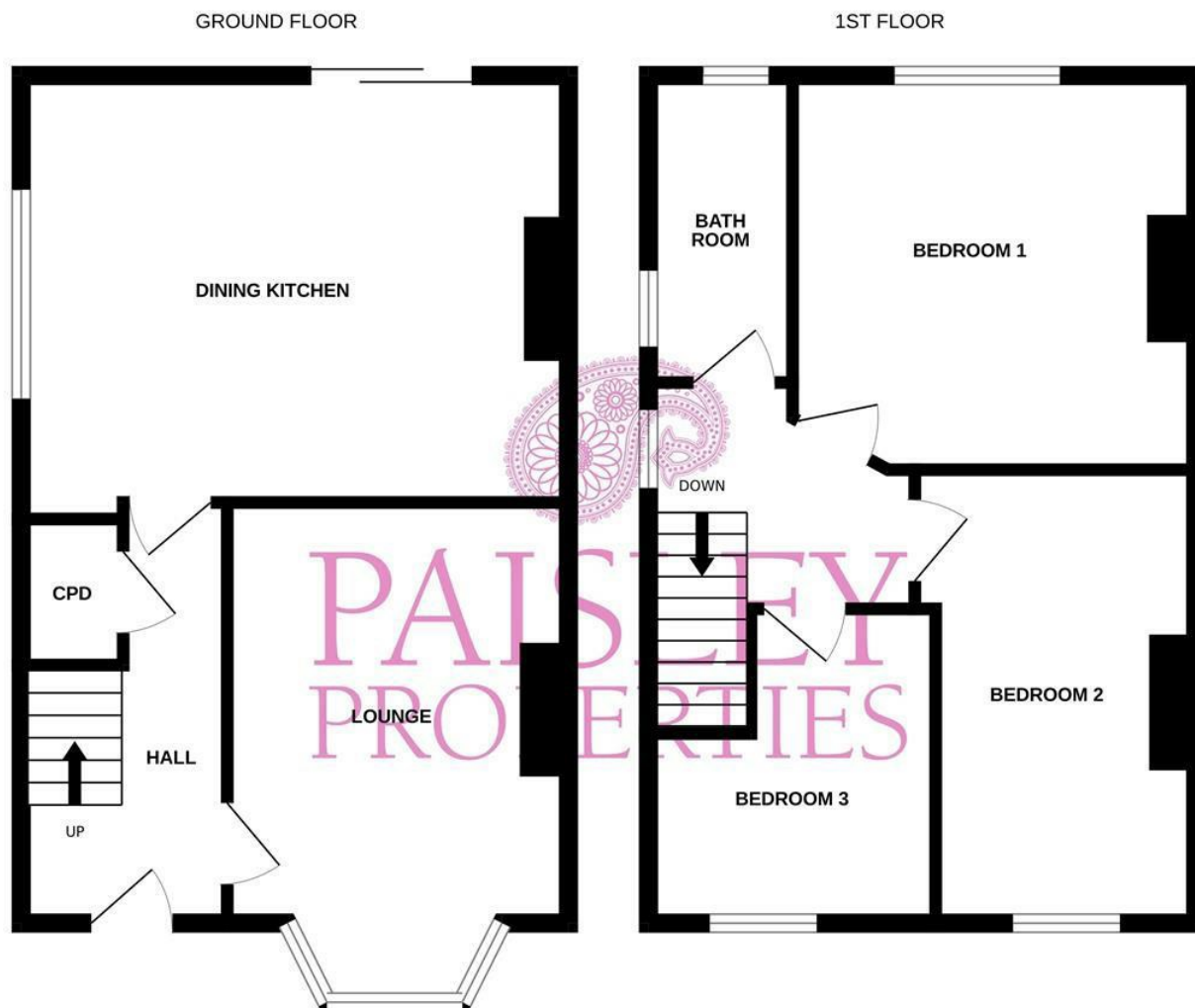
**~ Paisley Properties ~**

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.

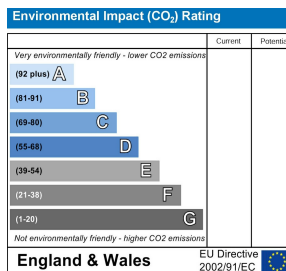
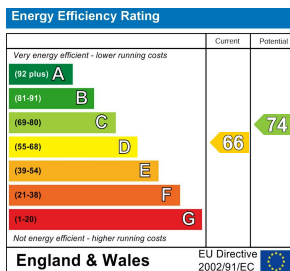
**~ Paisley Mortgages ~**

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. \*



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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