105 Kingsway, Mapplewell S75 6EU

OFFERS OVER £270,000

SITTING ON A SOUGHT AFTER RESIDENTIAL STREET IN THE THRIVING VILLAGE OF MAPPLEWELL IS THIS FANTASTIC DETACHED THREE BEDROOM TRUE BUNGALOW BOASTING TWO RECEPTION ROOMS, THREE GENEROUS SIZED BEDROOMS, CONSERVATORY, BATHROOM WITH SEPARATE SHOWER, BEAUTIFUL LANDSCAPED GARDENS TO THE FRONT AND REAR, PARKING FOR NUMEROUS CARS AND A DETACHED GARAGE

FREEHOLD - COUNCIL TAX BAND C - ENERGY RATING E

PAISLEY PROPERTIES

ENTRANCE PORCH 7′3″ x 3′11″

You enter the property through a part glazed uPVC door in to a welcoming entrance porch which has space to remove and store outdoor clothing. Dual windows to either side provide the space with lots of natural light and a set of double doors lead through to the lounge and dining room.

LOUNGE 13′5″ x 14′9″

This well presented lounge is located to the front of the property and has a pleasant outlook across the quiet street through its front facing window. The room offers an abundance of space for large pieces of living room furniture and a wood effect gas fire sits on the chimney breast with attractive marble and wood fire surround creating a lovely focal point to the room. There is neutral decor to the walls, carpet underfoot and an opening that leads through to the dining area. Doors lead through to the hallway and porch.

DINING ROOM 8′3″ x 8′2″

Positioned off the lounge is this superb dining area which could easily accommodate a large dining table and chairs. A large side facing window allows natural light in and a handy serving hatch connects to the kitchen. There is carpet underfoot, neutral decor to the walls and an opening leads back through to the lounge.

HALLWAY 2′7″ x 9′6″

This inner hallway provides access to the loft via a hatch and doors to the kitchen, lounge, three bedrooms and bathroom.

KITCHEN 8′2″ x 8′8″

This traditional kitchen is fitted with wood wall and base units, complementary granite effect worksurfaces, neutral square tile splashbacks and sink with drainer and mixer tap over. Integrated appliances include a Bosch dual electric oven, Bosch induction four ring hob, fridge and there is plumbing for a washing machine. Two cupboards provide excellent storage of household items and is also home to the boiler and a fully glazed uPVC door allows access to the side of the property. A side facing windows fills the room with light and there is ceramic tile effect vinyl flooring. A door leads through to the hallway.

BEDROOM ONE 11′10″ x 10′5″

This generous sized master bedroom offers plenty of space for large pieces of bedroom furniture and is decorated in neutral tones. A set of french doors lead out to the conservatory and there is carpet underfoot. A door leads back through to the hallway.

CONSERVATORY 8′9″ x 11′2″

This fantastic addition to the property is located off the master bedroom and is glazed to three sides with a uPVC door that provides access to the rear garden, making it a perfect setting to relax and unwind on a summers evening. There is space for freestanding furniture, carpet to the floor and a ceiling fan for the warmer months. French doors lead back through to the bedroom.

BEDROOM TWO 11′3″ x 8′11″

Another good sized bedroom located to the rear of the property and benefiting from a pleasant outlook across the garden through its window. There is plenty of space for a double bed and further freestanding furniture, tasteful decor to the walls and carpet underfoot. A door leads through to the hallway.

BEDROOM THREE 6′5″ x 10′4″

This versatile third bedroom could accommodate a small double if required or would alternatively make a great children's bedroom or home office. A side facing window allows natural light in and there is carpet underfoot. A door leads through to the hallway.

BATHROOM 4′5″ x 8′1″

This modern four piece bathroom is fitted with a bath with traditional mixer tap, corner shower cubicle, vanity hand wash basin and a low level W.C. The walls are fully tiled with white tiles and decorative dado and there are attractive cream tiles underfoot. There is a side obscure glazed window and a door leads through to the hallway.

FRONT + GARAGE

To the front of the property there is a well manicured garden which is mainly laid to lawn with a beautiful flower bed boundary adding a splash of colour to the frontage. A long driveway adjoins and provides off road parking for multiple vehicles and sits in front of a garage (5.53M X 2.76M) which is fitted with an up and over door and has power and light. A path to the side of the property provides access to the rear garden.

REAR

To the rear there is a beautiful, enclosed garden. A large stone flagged patio adjoins the property and will easily accommodate garden furniture to enjoy in the summer months. Stone steps ascend to a raised garden that is mainly laid to lawn with well stocked flower beds surrounding. A further patio sits adjacent which will accommodate outdoor furniture and there is a greenhouse to the rear of the garden for keen gardeners to enjoy.

~ 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 C

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 1000 mbps

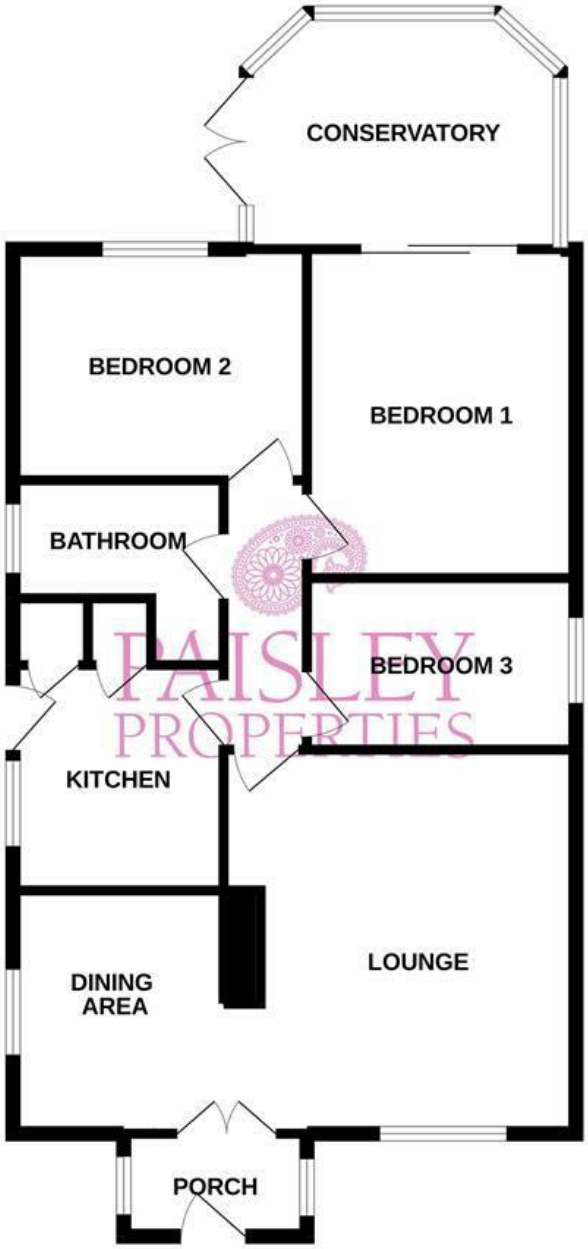
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ 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 ~
Harry Mason 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 Harry, 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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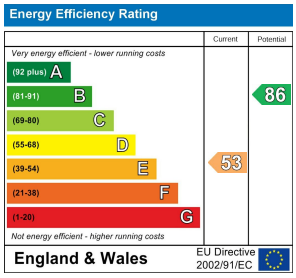

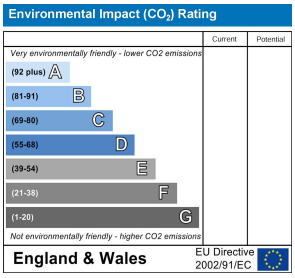

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