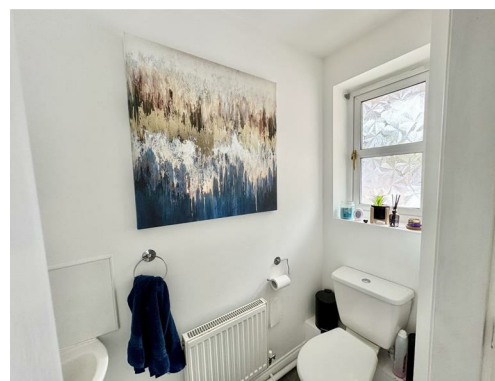


4 Orchard Croft,  
Darton S75 5HU

OFFERS AROUND  
£165,000



THIS WELL PRESENTED TWO BEDROOM MID TERRACED PROPERTY IS NEUTRALLY DECORATED THROUGHOUT WITH MODERN FIXTURES AND FITTINGS AND BOASTS AN ENCLOSED REAR GARDEN ALONG WITH OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 3'5" x 11'10" max**

You enter the property through a part-glazed grey painted door into this welcoming entrance hallway that has ample space to remove coats and shoes. The space is decorated neutrally and has grey vinyl flooring underfoot. A carpeted staircase ascends to the first floor landing, there is a useful under-stairs storage cupboard and doors which lead to the downstairs W.C, kitchen and lounge.

**DOWNSTAIRS W.C. 2'9" x 6'0" max**

Usefully located just inside the front door and in easy reach of the downstairs rooms is this downstairs W.C. which is fitted with a low level W.C. and a wall mounted corner hand wash basin with mixer tap and white tiled splashback. There is grey wood effect vinyl underfoot and a flush light fitting to the ceiling. An obscure window allows light to enter and a door leads into the hallway.

**KITCHEN 6'7" x 11'3" max**

To the front of the property with a window overlooking the quiet cul de sac is this well appointed kitchen which is fitted with white base and wall units, grey laminate work surfaces, duck egg tiled splashbacks and a stainless steel sink with shower attachment tap. Cooking facilities comprise of a white four ring gas hob with concealed extractor fan over and an electric oven. There is space for an under counter fridge and plumbing and space for a washing machine. A duck egg blue blind adorns the window, there is grey wood effect vinyl flooring and a silver central spotlight fitting. A door leads through to the hallway.



### **LOUNGE 13'10" x 11'7" max**

Spanning the breadth of the property to the rear, this spacious lounge is decorated in neutral grey tones and has ample space for freestanding furniture. A window, alongside French doors create an abundance of natural light and provide a lovely view out over the rear garden. There is a metal pole with grey full length curtains covering the patio doors. A central pendant light with a metal filigree shade and dark grey carpet complements the neutral décor. A door leads through to the entrance hallway.



### **LANDING 6'5" x 5'10"**

A grey carpeted staircase ascends to the first floor landing which has a hatch giving loft access. There is a pendant light fitting with a metal shade and grey carpet underfoot. Doors lead to the two bedrooms and house bathroom.

### **BEDROOM ONE 11'0" x 13'10" max**

Positioned to the front of the property with two windows flooding the room with natural light and offering views out over the quiet cul de sac, this spacious double bedroom has a built in cupboard over the stairs bulkhead for storage and ample space for further freestanding bedroom furniture. The room has neutral décor and dark grey carpet. There is a blind to one of the windows and grey curtains on a metal rod to the other. There is a contemporary three light metal light fitting. Doors lead to the en suite and landing.



### **ENSUITE 7'0" x 4'1" max**

This en suite shower room is fitted with a white low level W.C. and matching pedestal wash basin with mixer tap. A walk in shower enclosure has a Mira thermostatic mixer shower. The room is partially tiled with white tiles and the walls are a soft shade of pink with a lovely shimmer effect. There is a bathroom cabinet above the basin for storage. There is wood effect grey vinyl flooring underfoot and a flush light fitting. A door leads to the bedroom.



### **BEDROOM TWO 6'9" x 9'3" max**

Located to the rear of the property with a window overlooking the garden, this double bedroom has a wallpapered feature wall and neutral coloured walls with a grey carpet underfoot. There is ample space for freestanding bedroom furniture, a central pendant light and teal curtains on a metal pole to the window. A door leads onto the landing.



### **BATHROOM 5'6" x 6'8" max**

This contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., a pedestal wash basin with mixer tap and a bath with a shower attachment. The room is partially tiled with white tiles with an embossed border. There is a mirror with a shelf to one wall. A flush light fitting and grey wood effect vinyl flooring completes the look. An obscure window with a blind fitted allows natural light to enter and a door leads onto the landing.



### **EXTERIOR**

To the front of the property is a block paved driveway with parking for two vehicles, there is further off road parking in the cul de sac. To the rear of the property is a lovely private enclosed garden space which has a small patio area adjacent to the house, a lawned garden and a graveled seating area at the bottom, just perfect for relaxing. There is a flagged path running the length of the garden to a gate which allows rear access to the property.



**~ 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 B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

None

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.

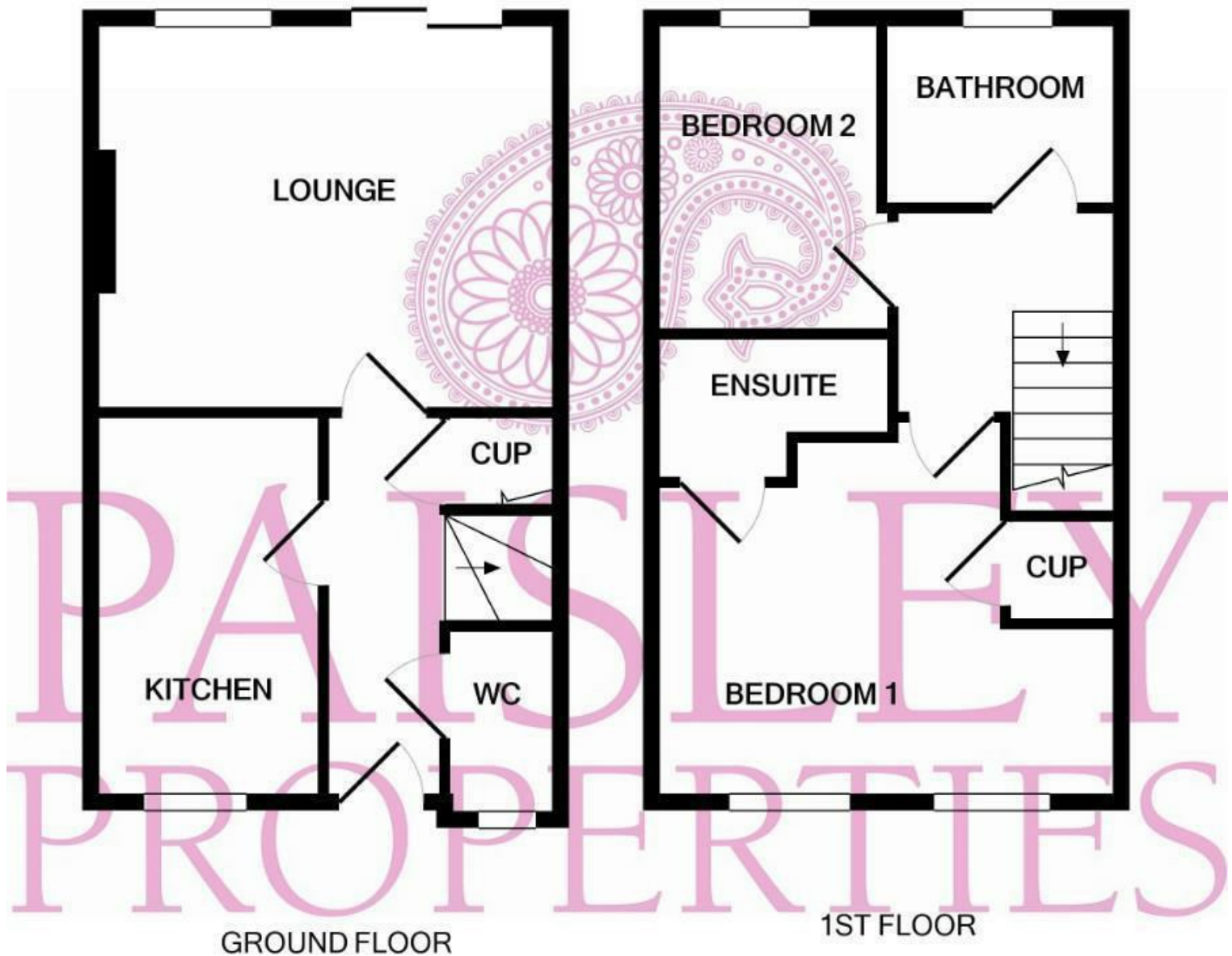
**~ Paisley Mortgages ~**

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. \*

**~ 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>92</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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

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**PAISLEY**  
PROPERTIES