

6 Guest Lane,  
Silkstone S75 4LF

OFFERS AROUND  
£420,000



WITH BEAUTIFUL PRESENTATION, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND SITS ON AN EXCELLENT PLOT PLUS IT COMES COMPLETE WITH SOLAR PANELS. THERE IS A MODERN KITCHEN AND BATHROOM, LOVELY LOUNGE AND SEPARATE CONSERVATORY. WITH DOUBLE GARAGE AND A DRIVEWAY FOR NUMEROUS CARS, THE IMPRESSIVE GARDEN IS WELL STOCKED AND MAINTAINED. SITTING IN A CUL DE SAC IN THIS HIGHLY DESIRED VILLAGE LOCATION, EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND C/ ENERGY RATING TBC

PAISLEY  
PROPERTIES

### HALL 15'8" max x 7'6" max



You enter the property through a composite front door into this welcoming, light and airy space, with plenty of room to remove coats and shoes. This 'L' shaped hallway has laminate flooring, a wall mounted radiator, inset ceiling spotlights and coving to the ceiling. Internal doors lead to the lounge, kitchen, bathroom and all the bedrooms.

### LOUNGE 16'7" x 11'8"



Generous sized living room, bathed in natural light from the double glazed bay window to the front plus the one to the side. The focal point of the room is the electric fire, set in marble base, back and surround complete with downlighters and, heating wise, compliments the two wall mounted radiators. There is oak flooring underfoot, two ceiling lights and coving to the ceiling. An internal door leads to the hallway.

## KITCHEN 11'0" x 8'3"



Modern kitchen having a great range of wall and base units with a neutral finish, complimentary Zebano style worktops with matching splashbacks and composite sink with mixer tap. Integral appliances come in the form of an electric double oven, five ring gas hob with stainless steel hood over under counter fridge and freezer. There is plumbing for a washing machine with plenty of natural light coming in from the double glazed window to the side and uPVC door, also to the side, which has a double glazed panel. Laminate flooring runs underfoot, there are ceiling spotlights and coving to the ceiling. An internal door leads to the hallway.

## BEDROOM ONE 11'5" x 11'6"



First of the bedrooms of which the larger two both have the potential to be the main bedrooms. This one, located at the rear of the property, has plenty of space for freestanding bedroom furniture, a wall mounted radiator and laminate flooring. The double glazed window looks into the conservatory, there is pendant lighting and coving to the ceiling. An internal door leads to the hallway.

## **BEDROOM TWO 12'4" x 8'7"**



Second of the larger two double bedrooms, this time located at the front with natural light brought in via the double glazed window. There is plenty of space for freestanding bedrooms furniture, a wall mounted radiator and laminate flooring. There is pendant lighting and coving to the ceiling. An internal door leads to the hallway.

## **BATHROOM 9'4" x 5'7"**



Stylish bathroom having a four piece suite in white consisting of tiled panel bath, separate tiled shower enclosure with thermostatic shower, wall mounted wash hand basin and twin flush low level WC. Natural light is brought in via the double glazed window with obscure glass, there is a wall mounted radiator plus the chrome towel radiator, inset ceiling spotlights and extractor fan. An internal door leads to the hallway.

### **BEDROOM THREE 8'10" x 7'9"**



Third well proportioned bedrooms, currently used as a dining space but having lots of potential uses. Situated at the rear of the property and having French doors leading the conservatory, there is plenty of space for free standing bedroom furniture, laminate flooring, a wall mounted radiator, coving at the ceiling and access to the loft. An internal door leads to the landing.

### **CONSERVATORY 15'7" max x 7'7"**



Good size conservatory and useful extra space, again, with many potential uses. Built with a solid base and having double glazed window, the room is flooded with natural light and has delightful views of the garden. There are two wall mounted radiators, wall lights, laminate flooring and power points. French doors lead to the garden and to the third bedroom.

### **GARAGE 34'4" x 9'1" widening to 10'3"**

Substantial double tandem garage with plenty of space to park two cars plus having storage, worktop and utility space. There is definitely potential to fully or partially convert the space, there are kitchen cupboards, a double glazed window, power and light. There is an electric, remote operated door and a door to the side and out into the garden.

## FRONT GARDEN



The front garden has a pebbled area with a circular section having a mature tree, plants and shrubs. The block paved driveway gives secure off road parking for numerous cars, there is an outside tap and leads to the garage.

## REAR GARDEN

Fabulous rear garden having an array of established plants, flowers and shrubs. There are block paved patio area and a paved patio space with room for a gazebo (can be negotiated on) plus there is a garden shed. There is an artificial lawn, secure side access to the front and is enclosed by timber fence.



**~ 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 C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and 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:

Solar panels have been installed

UTILITIES:

Water supply - Mains

Sewerage - Mains

Electricity - Mains Plus solar panels

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.

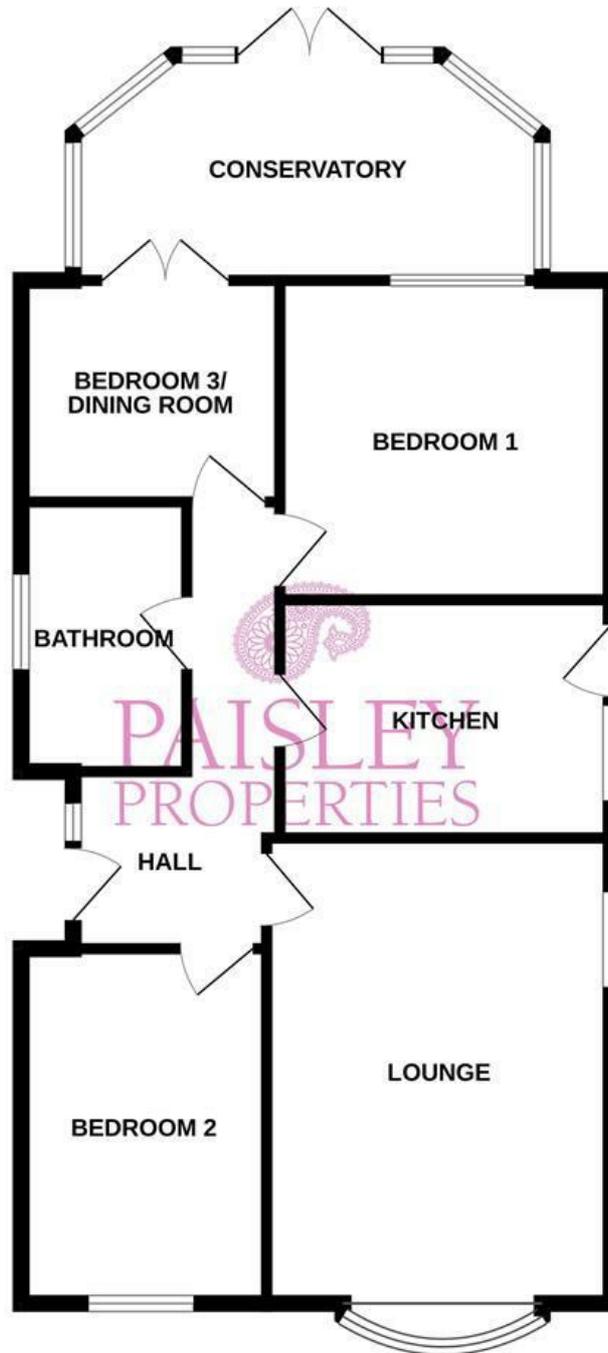
**~ Paisley Mortgages ~**

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. \*

**~ 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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
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			
(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			
England & Wales			
EU Directive 2002/91/EC			

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