

2 Churchfield Close,  
Darton S75 5ED

OFFERS AROUND  
£220,000



**\*\*OFFERED TO THE MARKET WITH NO ONWARD CHAIN\*\* THIS SUPERB THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY BENEFITS FROM NEUTRAL DECOR AND IS WELL PRESENTED THROUGHOUT, IT REALLY IS JUST READY TO MOVE INTO. EXTERNALLY THE PROPERTY HAS A WELL KEPT ENCLOSED REAR GARDEN, DRIVEWAY PARKING FOR TWO VEHICLES AND A DETACHED SINGLE GARAGE WITH LIGHT AND POWER.  
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 6'0" x 16'6" max**

You enter the property through a white uPVC door into a spacious welcoming hallway which is just flooded with natural light courtesy of glazed panels to each side of the door. There is plenty of space for removing outdoor clothing and shoes on arrival and a handy under stairs cupboard just perfect for storing said items. A carpeted staircase with a wooden painted balustrade ascends to the first floor landing and doors lead to the dining kitchen, living room and downstairs bedroom/study.



### **LIVING ROOM 24'1" x 10'10" narrowing to 8'5" max**

Spanning the full depth of the property and benefitting from windows to dual aspects making the room light and airy, this spacious living room has a living flame gas fire in a marble and wood surround as a focal point in the lounge area. There is ample space to accommodate lounge furniture and a fabulous separate space for a good sized dining table. A door leads to the hallway.





### **DINING KITCHEN 15'10" x 9'6" max**

Positioned to the rear of the property with two windows offering views into the rear garden, this spacious dining kitchen is fitted with pale wood effect base and wall units with dark gloss laminate worktops, multi-coloured tiled splashbacks and a black composite sink with a chrome mixer tap. Cooking facilities comprise of a double electric oven, gas hob with a concealed extractor fan over. There are spaces and plumbing to accommodate a washing machine and a dishwasher and room for a tall fridge freezer. Oak effect laminate flooring runs underfoot to complete the room. A part glazed exterior door leads into the garden and a door leads to the hallway.





### **DOWNSTAIRS BEDROOM / SNUG 11'10" x 8'0" max**

Located to the front of the property with a window offering views out to the quiet cul de sac and allowing natural light to enter, this versatile neutrally decorated room is a good size and could be used as a double bedroom, snug, study or child's playroom. A door leads to the hallway.



### **FIRST FLOOR LANDING 5'11" x 10'9" max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which has light flooding in from a large side facing window. An airing cupboard houses the property's boiler and hot water cylinder and provides a good space for drying clothes and storing linen. A hatch gives access to the loft and doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 11'8" x 10'9" max**

This large neutrally decorated double bedroom is located to the front of the property with a window overlooking the cul de sac and offering views over the rooftops to the countryside beyond. The room benefits from fitted pale wood effect wardrobes to one wall and there is ample space to accommodate further items of freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 8'4" x 12'0" max**

This second charming double bedroom again has neutral décor and a window which looks out into the rear garden. It has an abundance of space for freestanding items of bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 7'2" x 6'0" max**

This third bedroom can be found to the front of the property with a window overlooking the cul de sac, it also benefits from neutral décor. It would easily accommodate a single bed or could equally be used as a home office or nursery. A door leads onto the landing.



### **BATHROOM 5'4" x 8'3" max**

This contemporary bathroom is fully tiled with a combination of green tiles and fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a bath with an electric shower over. Green tile effect laminate flooring runs underfoot and spotlights to the ceiling and a strip light above the wash basin complete the look. Obscure windows to dual aspects allow plenty of natural light to flood in and a door leads to the landing.



### **GARDENS**

A wrap around garden is enclosed at the front by a picket fence with a gate which leads to the side garden which has been used as a vegetable patch previously, this continues round to the rear garden which is well maintained with planted beds, established shrubs and a manicured lawn.

### **FRONT, GARAGE & PARKING**

A driveway with room for two vehicles runs along the front of the property to a single detached garage which has an up and over door, light and power. A path leads to the front door running alongside an open garden area with a well established tree.

**~ 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.

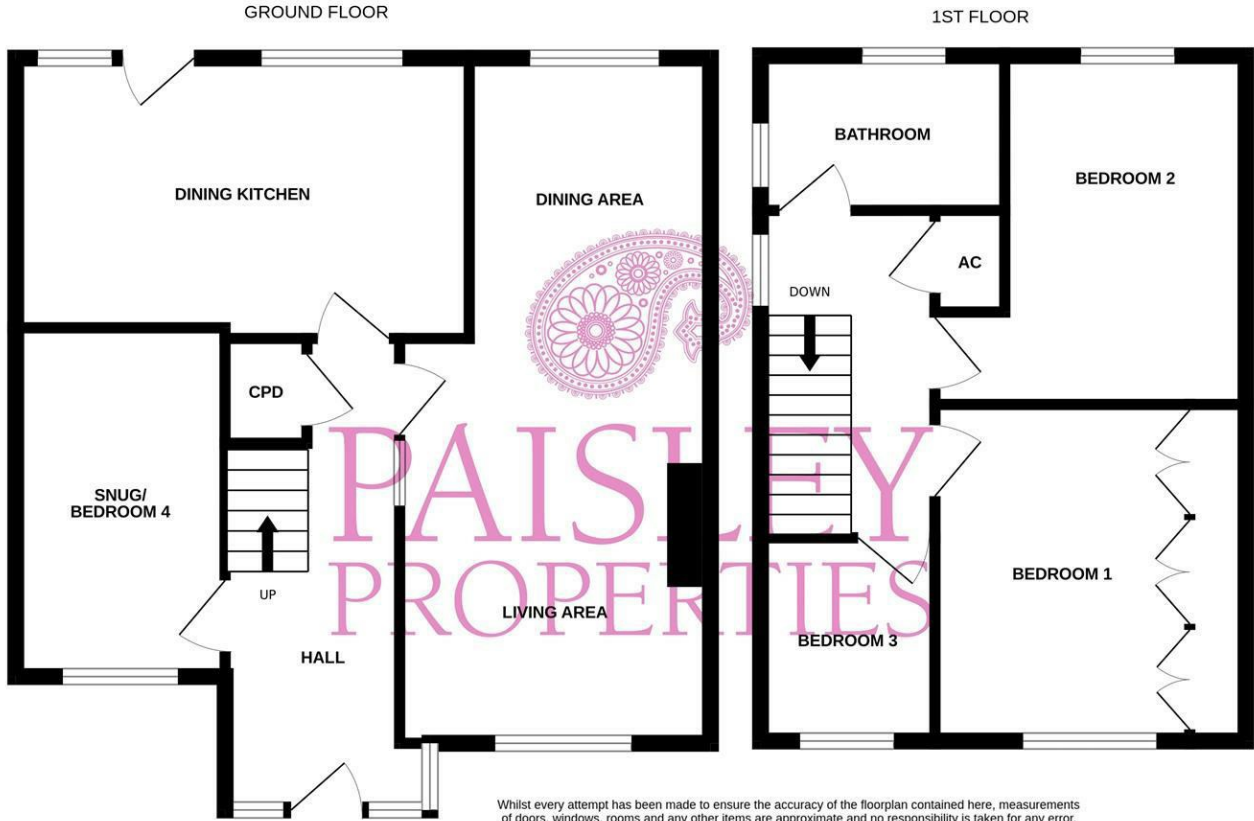
**~ Paisley Mortgages ~**

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.

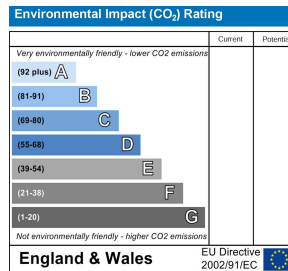
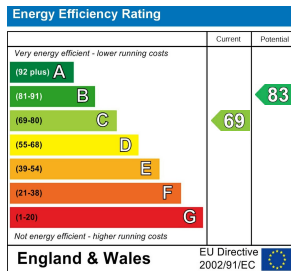
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ 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.



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