

19 Staith Lane,  
Mapplewell S75 6GT

OFFERS AROUND  
£325,000



TUCKED AWAY ON A CUL DE SAC WITH AN OPEN ASPECT TO THE FRONT IS THIS FOUR BEDROOM RECENTLY BUILT DETACHED PROPERTY WHICH BOASTS AN OPEN PLAN LIVING KITCHEN, TASTEFUL DECOR THROUGHOUT, AN ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL BAND D / ENERGY RATING B

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 4'5" x 16'2" max**

You enter the property through a composite door into a welcoming wide hallway which has an abundance of space for removing coats and shoes on arrival. A carpeted staircase rises to the first floor and there is a very useful cupboard which has plumbing for a washing machine but is an excellent place for coats, shoes and other household items. Doors give access to the downstairs W.C. and utility room and then the hallway opens out into the living kitchen.

### **LIVING KITCHEN 10'1" x 23'8" max**

This large, light and airy space unfurls from the entrance hallway and extends right through to the rear of the property where bifold doors allow natural light to flood in and open right up to the garden bringing the outdoors in during the summer months. The kitchen area is fitted with a combination of oyster and pale grey gloss base and wall units with grey marble effect worktops and upstands, and a stainless steel sink and drainer with mixer tap. Integrated appliances include a tall fridge freezer, dishwasher, electric fan oven, microwave oven, four burner gas hob and a concealed extractor fan over. Chrome contemporary light fittings and spotlights to the ceiling light the room beautifully and cream tile effect Amtico flooring runs underfoot finishing off the room. There is ample space to accommodate not only a dining table but also a lounge area too. Doors lead to the lounge and the utility room.



### **LOUNGE 14'0" x 10'2" max**

Positioned to the rear of the property with a window looking out into the garden, this cosy lounge is neutrally decorated and has grey carpet underfoot. A modern chrome light fitting illuminated the room beautifully. There is ample space for lounge furniture and a door leads into the living kitchen.



### **UTILITY ROOM 6'2" x 9'4" max**

This recent adaptation to the property provides a dedicated utility room, it is beautifully appointed with dark navy blue base and wall units, a pale marble effect worktop and black sink with copper taps and accessories. There are spaces and plumbing for a washing machine and tumble dryer. Cream Amtico flooring runs underfoot and spotlights to the ceiling complete the room. A door leads into the living kitchen.



### **DOWNSTAIRS W.C. 5'4" x 5'3"**

Conveniently located just inside the entrance to the property with a front facing obscure window allowing daylight to flood in, this spacious downstairs cloakroom is fitted with a white concealed cistern W.C. and a matching wall mounted hand wash basin with mixer tap. Grey wall tiles adorn the walls and dark grey tile effect flooring runs underfoot. Spotlights complete the look. A door leads into the entrance hallway.



### **FIRST FLOOR LANDING 16'6" x 4'5" max**

A carpeted staircase with a spindled balustrade ascends from the entrance hallway to the spacious first floor landing which has space to accommodate freestanding furniture. A large double cupboard houses the property's combination boiler and offers an excellent storage place for linen or drying clothes. A hatch offers access to the loft and doors lead to the four bedrooms and house bathroom.

### **BEDROOM ONE 12'0" x 14'5" max**

Positioned to the rear of the property with a window which looks out over the garden, this fabulous neutrally decorated master bedroom has sliding mirror wardrobes for storage and an abundance of space to accommodate further items of bedroom furniture. Doors lead to the ensuite shower room and landing.



### **ENSUITE 6'7" x 7'2" max**

This contemporary ensuite shower room has a stunning walk in shower enclosure which is fitted with an electronically controlled waterfall shower with an additional hand held shower attachment, a floating wall mounted wash stand with a drawer for storage and a ceramic bowl hand wash basin with mixer tap and a concealed cistern W.C.. A panel behind the toilet hides a useful cupboard for storing bathroom essentials. Multi-tone grey tiles adorn the walls and grey wood effect LVT flooring runs underfoot. Spotlights and a chrome heated towel radiator complete the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.



### **BEDROOM TWO 12'7" x 10'4" max**

Again located to the rear of the property with a window overlooking the garden, this good size double bedroom benefits from a set of freestanding wardrobes offering a . good amount of storage. There is ample space for further freestanding items of bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 10'0" x 9'6"**

This third double bedroom sits to the front of the property with a window, complete with a perfect fit blind, which looks out onto the quiet street with a pleasant outlook beyond. There is ample space for freestanding bedroom furniture items. A door leads to the landing.



### **BEDROOM FOUR 6'2" x 10'2" max**

Located to the front of the property again with a window, complete with a perfect blind, which looks out onto the street, this fourth bedroom is a good size and would make a fabulous home office, nursery or child's bedroom. A door leads to the landing.



### **HOUSE BATHROOM 5'6" x 7'6" max**

Flooded with natural light from an obscure window, this contemporary bathroom is fitted with a grey wall mounted washstand with a drawer for storage and a white ceramic bowl wash basin with concealed mixer tap, a matching concealed cistern W.C. and a bath with a rainfall shower over, retractable hand held shower attachment and central taps. LVT grey tiled effect flooring, a chrome heated towel rail and spotlights complete the room. A door leads onto the landing.



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

To the front of the property is driveway parking for two vehicles in front of a garage which has an up and over door. Paths run down both sides of the property to the rear garden.

### **REAR GARDEN**

To the rear of the property is a good sized garden space with a paved patio adjacent to the house perfect for al fresco dining. The rest of the garden is laid to lawn and really is a blank canvas ready to be transformed.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: MAINTENANCE FEE OF £170 PER YEAR APPLIES FOR THE GREEN SPACES

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY BAND D

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY PARKING

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas Combi Boiler

\*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

### **~ 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 ~**

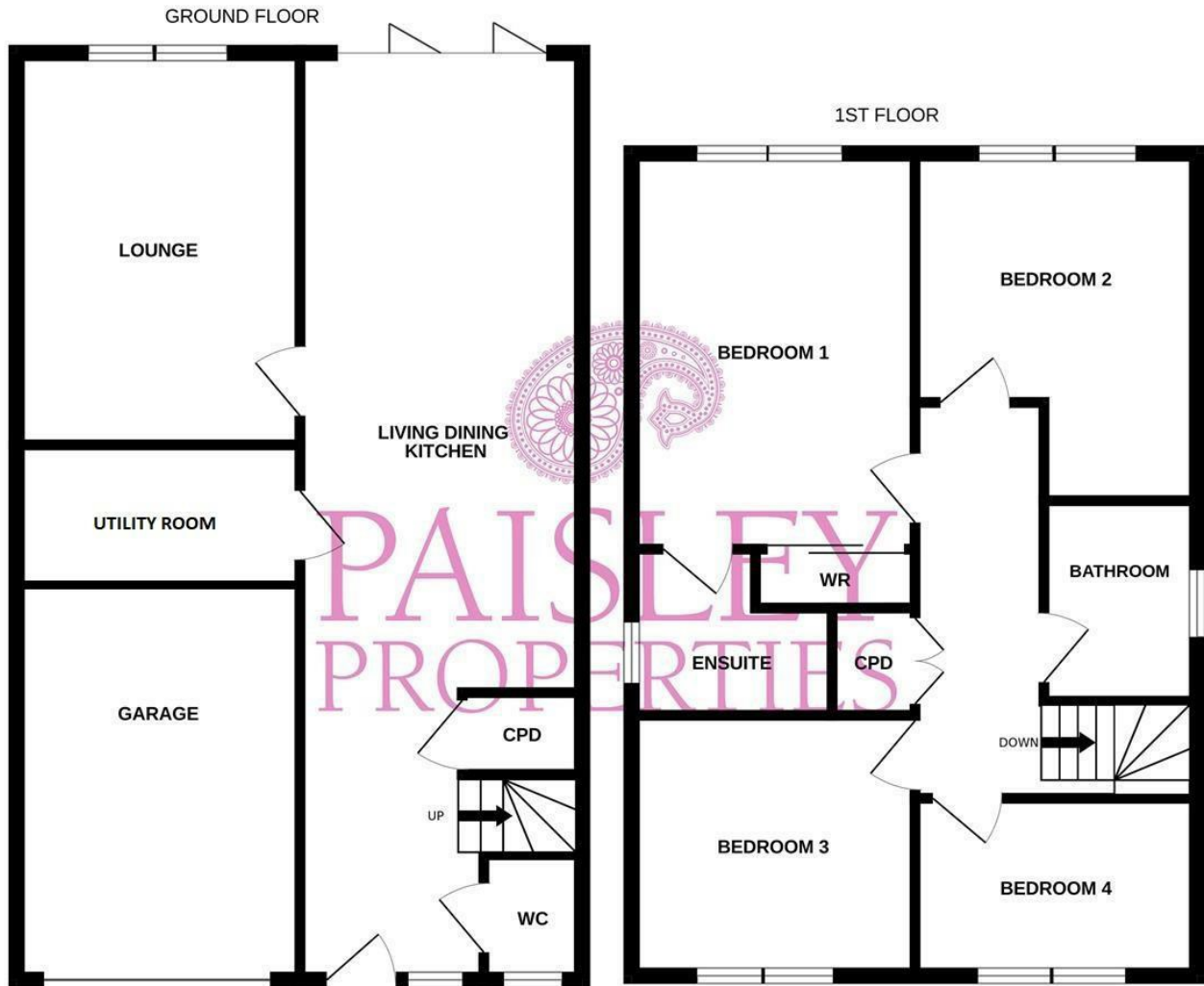
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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) <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 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	

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