

10 Hedge Lane,
Barnsley S75 5PQ

OFFERS IN THE REGION OF
£175,000



NESTLED WITHIN THE POPULAR VILLAGE OF DARTON WITH AMENITIES A SHORT WALK AWAY, THIS LOVELY THREE BEDROOM TERRACE BENEFITS FROM ATTRACTIVE PRESENTATION AND INCLUDES A FABULOUS ATTIC BEDROOM. THE PROPERTY IS WELL APPOINTED WITH STYLISH AND MODERN TOUCHES THROUGHOUT, HAS A SPACIOUS LOUNGE, SUPERB DINING KITCHEN, STYLISH BATHROOM, TWO GENEROUS SIZED BEDROOMS IN ADDITION TO THE ATTIC AND AN ENCLOSED GARDEN TO THE REAR.

FREEHOLD/ ENERGY RATING - TBC/ COUNCIL TAX BAND A

PAISLEY
PROPERTIES

LOUNGE 16'0" apx x 11'2" max



You enter the property through a wood grain uPVC door into this attractive lounge and the first glimpse of the presentation this home has to offer. The focal point of the room is the fireplace which has a marble base and backing plus a timber surround. Natural light is drawn in from the double glazed window to the front, there is a wall mounted radiator, solid wood flooring and pendant lighting. An internal door leads to the kitchen diner.

KITCHEN DINER 13'3" max x 12'7" apx



Excellent space, either for entertaining or cooking and having plenty of space for a dining table and chairs. The kitchen part has a range of wall and base units, complimentary worktops, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances come in the form of an electric oven, four ring gas hob with pull out extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. Vinyl flooring in a chequerboard design runs underfoot, there are two pendant lights and natural light comes from the double glazed window which overlooks the rear garden. There is also a very useful keeping cellar giving extra storage space. An internal door leads to a rear lobby with stairs leading to the first floor and an external door to the garden.



FIRST FLOOR LANDING 16'8" apx x 5'8" max including stairs



Stairs ascend from the rear lobby to the first floor landing which has carpet flooring, a wall mounted radiator and two pendant lights. Stairs lead to the second floor and internal doors lead to all the first floor bedrooms, bathroom and storeroom/dressing room.

BEDROOM ONE 11'3" apx x 8'11" apx



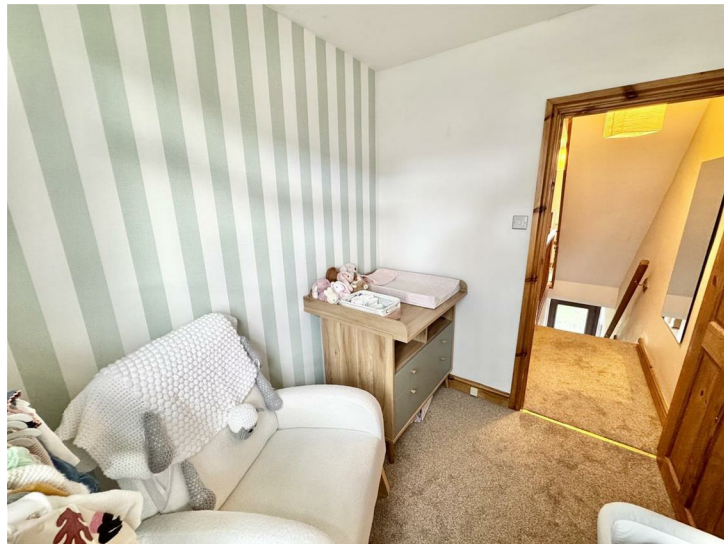
First of two front facing bedrooms on this floor, this double bedroom benefits from having an en suite. There is carpet flooring, pendant lighting, a wall mounted radiator with natural light drawn from the double glazed window overlooking the front garden. An internal door leads to the landing and a door opening leads to the en suite.

EN SUITE 6'7" apx x 4'5" apx



Hugely practical use of this space and having a three piece suite in white consisting of a corner shower enclosure with thermostatic shower, a wall mounted vanity wash basin with storage and mixer tap plus a twin flush low level WC. There is full height tiling to the walls, a chrome towel radiator, pendant lighting and an extractor fan. A door opening leads to the bedroom.

BEDROOM THREE 8'0" apx x 6'10"



Currently set up as a nursery, this bedroom would easily for a single bed plus bedroom furniture. There is carpet flooring, a wall mounted radiator and natural light is brought in by the double glazed window. There is a pendant light and an internal door leads to the landing.

BATHROOM 10'0" apx x 6'2" max including cupboard



Stylish bathroom having a three piece suite in white consisting of a contemporary bath with mixer tap and shower attachment, pedestal wash basin with matching mixer tap and tiled close coupled WC. There is tiling to splash areas, inset ceiling spotlights, laminate flooring and a wall mounted radiate. Natural light comes from the double glazed window with obscure glass and there is a boiler cupboard, useful for storing towels and bathroom cleaning products. An internal door leads to the landing.



STORE/DRESSING ROOM 6'8" max to rear of robes x 5'3"



Very useful extra space, currently used as a walk in wardrobe but could potentially be used as a study. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

SECOND FLOOR LANDING

Stairs ascend from the first floor landing to the second floor landing which has a very practical storage cupboard, carpet flooring and light. An internal door leads to the bedroom.

BEDROOM TWO 10'0" max limited headroom x max including wardrob



Excellent attic bedroom, bathed in natural light from the double glazed Velux window. There is carpet flooring, ceiling spotlight and a built in wardrobe. There is additional storage in the eaves, a wall mounted radiator plus feature exposed timber beams. An internal door leads to the second floor landing.



EXTERNALLY



To the front there is a gravelled patio area and to the rear a larger garden space having a combination of artificial grass and flagged patio. There is also an outhouse, useful for storing garden equipment.



~ 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 A

PROPERTY CONSTRUCTION:

Standard

PARKING:

On Street

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been alterations to the property prior to the current owner purchasing this 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

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.

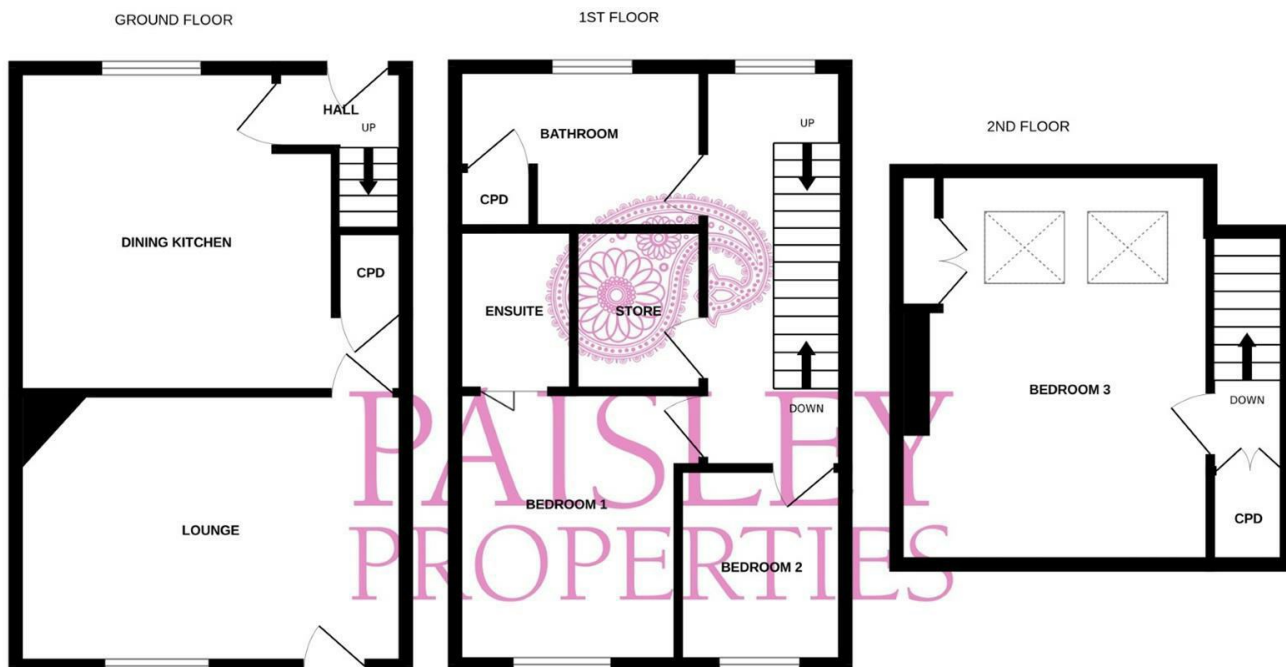
~ Paisley Mortgages ~

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. *

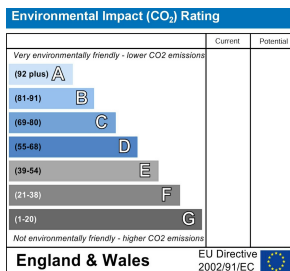
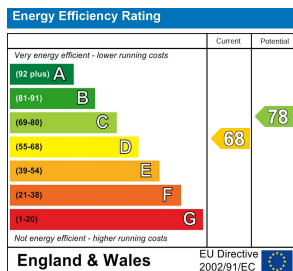
~ Paisley Surveyors ~

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 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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PROPERTIES