76 New Street, Mapplewell S75 6EL

OFFERS IN THE REGION OF £85,000

OFFERING NO VENDOR CHAIN, THIS IS A WELL PRESENTED MID TERRACE IN THIS HIGHLY DESIED LOCATION, WITH A LOVELY DOUBLE BEDROOM, EN SUITE BATHROOM, MODERN KITCHEN AND LOUNGE. THERE IS A REAR PATIO AND THE PROPERTY IS CLOSE TO LOCAL AMENITIES, OFFERING SUPERB COMMUTING LINKS.

FREEHOLD/ ENERGY RATING - C /COUNCIL TAX BAND A

PAISLEY PROPERTIES

LOUNGE 11′4″ x 9′9″
You enter the property through a composite front door into the good size living room with plenty of natural light brought in via the double glazed window. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door opening leads to the kitchen.

KITCHEN 7′5″ x 6′8″
A very modern kitchen, situated at the rear of the property and having a good range of wall and bae units with a high gloss white finish, complimentary rolled worktops, stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances come in the form of an electric oven, ceramic hob and stainless steel extractor hood. There is plumbing for a washing machine, space for a fridge freezer, vinyl flooring and wall mounted radiator. A carpet staircase takes you to the first floor, natural light comes from the double glazed window which overlooks the rear patio, there are ceiling spotlights and a useful storage cupboard. A double glazed uPVC door leads to the rear and an internal doorway takes you to the lounge.

LANDING
Stairs ascend from the kitchen to this first floor landing which gives access to the bedroom.

BEDROOM ONE 14′6″ x 9′0″
Excellent size double bedroom with plenty of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator with the double glazed window to the front bathing the room in natural light. There are internal doors taking you to the bathroom and landing.

EN-SUITE BATHROOM 6′5″ x 6′2″

A stylish en-suite bathroom having a three piece suite in white consisting of a panel bath with thermostatic shower over and bi-fold screen, pedestal wash basin with mixer tap and twin flush low level WC,. There is vinyl flooring underfoot, a church style radiator with attached chrome towel rail and ceiling spotlights. The boiler is located in the useful bulkhead storage area and natural light is brought in via the frosted double glazed window.

EXTERNALLY

There is a yard to the front and to the rear, there is a larger hardstanding patio space with covered storage area.

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects 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
*Please note we do not check the local planning applications so please do so yourself before proceeding.

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.

AGENTS 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 - PAISLEY

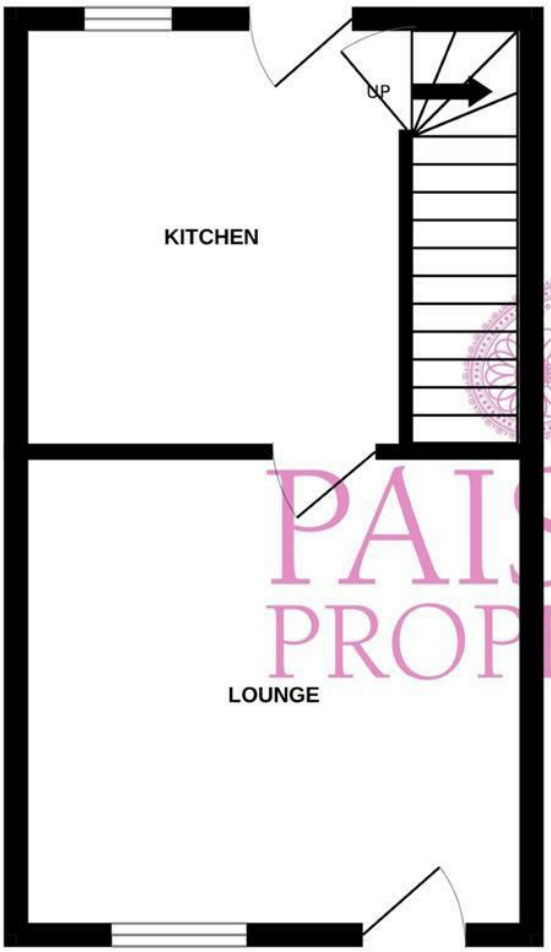
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

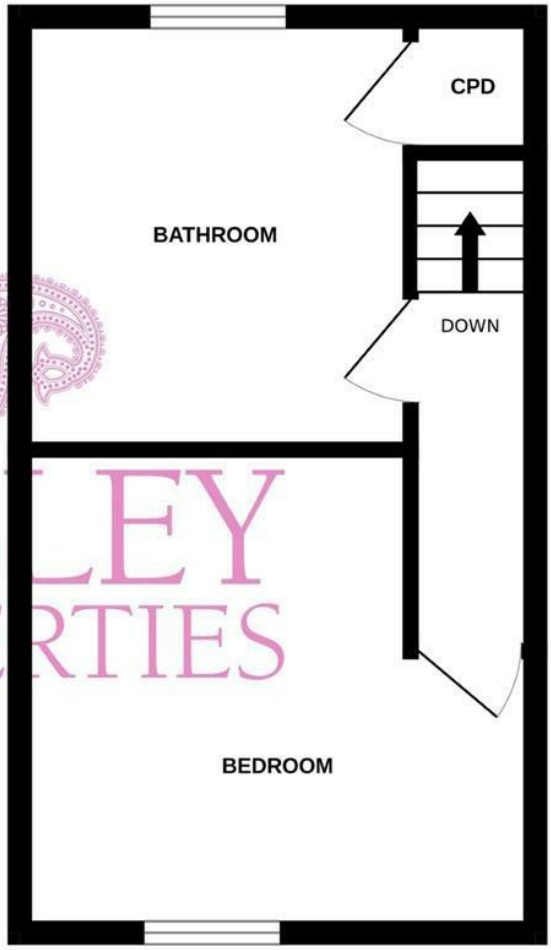
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

GROUND FLOOR



1ST FLOOR



PAISLEY PROPERTIES

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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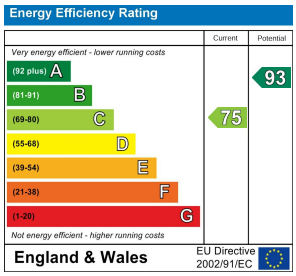

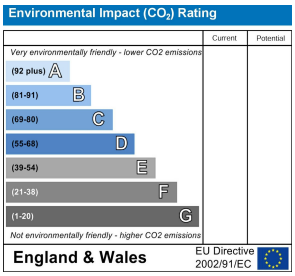

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