35 Brattice Way, Mapplewell S75 6GX

OFFERS OVER
£260,000















THIS NEATLY PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION. THE PROPERTY FURTHER BENEFITS FROM A REAR GARDEN AND PRIVATE PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY PERFORMANCE RATING tbc

PAISLEY PROPERTIES

ENTRANCE HALL 5′2″ apx x 4′5″ apx



The property is entered via a uPVC door into a good-sized entrance porch, offering ample space for freestanding furniture and coat storage. To the right is a convenient downstairs WC. Doors from the entrance porch lead through to the open-plan kitchen and living area.

OPEN PLAN KITCHEN & LIVING SPACE 28'2" apx x 16'9" apx





The impressive open-plan kitchen and living space provides a fantastic sociable environment, ideal for both everyday living and entertaining. Spanning the depth of the property, the room benefits from windows to both the front and rear, allowing plenty of natural light to flow throughout while offering pleasant views over the driveway and level rear garden. The kitchen and living area also provide space for a dining table with seating for up to four people, creating a practical and welcoming setting for dining and socialising.

The kitchen is fitted with a contemporary range of grey wood-effect wall and base units, complemented by grey worktops. Integrated appliances include a fridge freezer, electric oven and four-ring gas hob with overhead extractor hood. Further features include a one-and-a-half bowl sink with mixer tap and a useful utility cupboard, providing space and plumbing for both a washing machine and tumble dryer. The kitchen is finished with recessed spotlights and stylish matt white tiled flooring.

Flowing seamlessly from the kitchen is the lounge area, which benefits from carpeted flooring, creating a subtle divide between the two spaces while retaining the open-plan feel. There is ample room for a range of freestanding furniture, providing a comfortable area to relax. To the rear, patio doors offer direct access to the rear garden, while allowing further natural light to fill the living space.

DOWNSTAIRS W.C 5′0″ apx 5′6″ apx



The downstairs WC is positioned to the front of the property, featuring a frosted window providing natural light and privacy. The room comprises a white hand wash basin with mixer tap, complemented by marble-effect tiling to the walls from floor to ceiling. Further benefits include a heated towel rail, grey wood-effect flooring. The suite is completed with a low-level flush WC. A door provides direct access back into the entrance hall.

FIRST FLOOR LANDING 3′9″ apx x 11′3″ apx
The first-floor landing provides access to all three bedrooms and the family bathroom.

BEDROOM ONE 8'10" apx x 9'6" apx





Positioned to the rear of the property, bedroom one is a well-proportioned double bedroom, offering ample space for a range of freestanding bedroom furniture. The room benefits from fitted wardrobes, providing excellent storage, along with a modern en-suite shower room. A door leads directly back onto the first-floor landing.

EN-SUITE 3'8" apx x 7'3" apx



A stylish and sleek en-suite shower room, finished to a contemporary standard with attractive grey ceramic tiling. The room features a spacious double shower enclosure, fitted with both a handheld shower attachment and an additional rainfall shower head. A modern bowl-style wash hand basin sits beneath elegant wall-mounted taps, complemented by separate hot and cold controls. Further benefits include a heated towel rail and useful storage space. A door leads directly back into bedroom one.

BEDROOM TWO 9'1" apx x 10'1" apx





A bright and spacious double bedroom positioned to the front of the property. The room offers ample space for a range of freestanding bedroom furniture. A door leads directly back onto the first-floor landing.

BEDROOM THREE 9'4" apx x 9'4" apx





A versatile small double bedroom positioned to the rear of the property, currently utilised as a home office. Offering excellent use of space, the room could easily be adapted to suit a variety of needs, whether as a dressing room, home office or a functional third bedroom. A door leads directly back onto the first-floor landing.

FAMILY BATHROOM 7'1" apx x 5'4" apx x



A further stylish and contemporary bathroom, positioned to the front of the property and benefiting from a frosted window, allowing natural light while maintaining privacy. The room features a modern white three-piece suite, comprising a floating wash hand basin with elegant wall-mounted hot and cold taps, a low-level flush WC and bath with a rainfall shower head and convenient retractable handheld shower attachment. Finished with attractive grey tiling from floor to ceiling, complemented by matching grey wood-effect ceramic floor tiles, the bathroom also offers useful space for additional storage. A door leads directly back onto the first-floor landing.

REAR GARDEN





A well-maintained, enclosed rear garden, predominantly laid to lawn with a small paved seating area. The garden benefits from convenient side gate access, while patio doors provide direct access into the lounge, creating a lovely connection between indoor and outdoor living.

FRONT/ DRIVEWAY



An attractive front aspect, complemented by a private double driveway providing convenient off-road parking for two vehicles. There is also useful side access via a secure gate, leading through to the rear garden

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Freehold

ADDITIONAL COSTS: NONE

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Private driveway

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

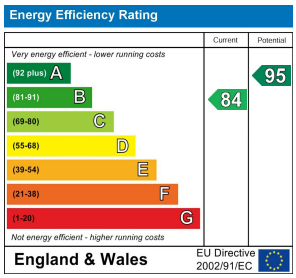
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
NONE

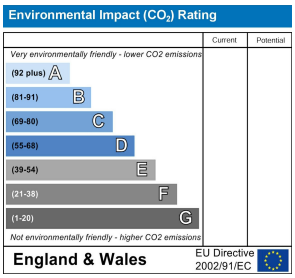
UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PAISLEY MORTGAGES MAPPLEWELL
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. *





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