

24 Monks Way,
Barnsley S71 2JD

OFFERS IN THE REGION OF
£210,000



**** NO ONWARD CHAIN** THIS LOVELY TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW IS JUST READY TO MOVE INTO, OFFERS GOOD SIZED LIVING ACCOMMODATION AND PROVIDES HUGE POTENTIAL TO EXTEND OR CONVERT. ADDITIONALLY, THERE IS A SIZEABLE FRONT BLOCK PAVED AREA WITH PARKING AND RAISED PLANTERS, DETACHED GARAGE WITH ROOF SPACE AND LOW MAINTENANCE GARDEN TO THE REAR.**

FREEHOLD / COUNCIL TAX BAND B / EPC D

PAISLEY
PROPERTIES

LOBBY 6'1" x 4'3"



You enter the property through a composite door into this welcoming area which is one of two entrances and provides a space to remove coats and shoes. The boiler cupboard is located here, there is carpet flooring, a wall mounted radiator, ceiling lighting and a double glazed panel to the side of the door allows natural light to come in. Other similar properties have rearranged this space to incorporate it into the kitchen so there is potential for this space to be used in other ways. Internal doors lead to the kitchen and lounge

KITCHEN 8'7" x 8'5"



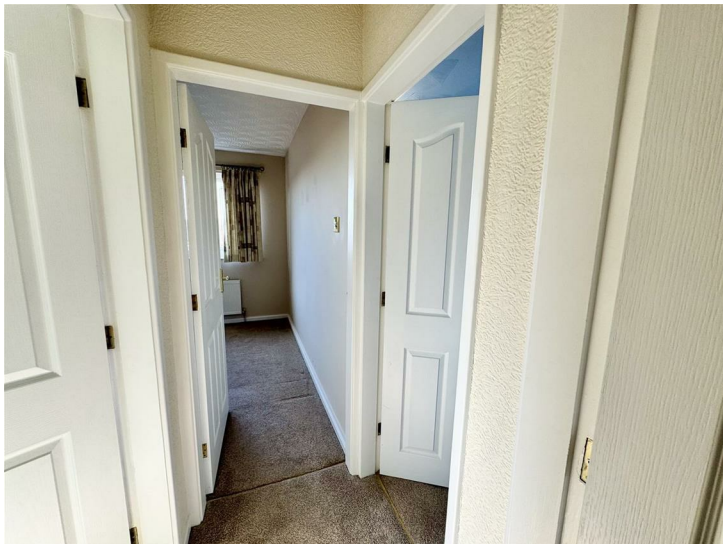
Situated off the entrance lobby, this separate kitchen has a good range of wall and base units with a cream finish, complimentary rolled worktops, inset one and a half bowl stainless steel sink with mixer tap with the walls tiled to full height. Integral appliances include an electric oven, ceramic hob with curved glass and stainless steel extractor hood over, upright fridge freezer and washing machine. A double glazed window brings in natural light, there is vinyl tiled flooring, inset ceiling spotlights and a pantry cupboard. An internal door leads to the lobby.

LOUNGE 16'6" x 11'10" max into recess



Generous living room that will accommodate living room furniture and a dining table and chairs if desired. The focal point of the room is the electric fire set on a marble base with marble surround, there is carpet flooring and a wall mounted radiator. Natural light is drawn in from the double glazed bay window to the front, there is coving to the ceiling and internal doors lead to the inner lobby and main lobby.

INNER LOBBY



This area separates the living area with the bedrooms and shower room, there is access to the insulated loft, carpet flooring and internal doors lead to the shower room and both bedrooms.

BEDROOM ONE 11'6" max to rear of robes x 10'9"



Excellent main bedroom, featuring a great range of fitted wardrobes including one double, one tall boy with drawers, a corner cupboard, a single wardrobe and a separate set of drawers. There is carpet flooring, a wall mounted radiator pendant ceiling lighting with natural light drawn in from the double glazed window to the rear which overlooks the rear garden. An internal door leads to the inner lobby.

BEDROOM TWO 13'1" x 8'11"



Good size second double bedroom which will easily fit bedroom furniture. Again at the rear of the property, there is carpet flooring, a wall mounted radiator pendant ceiling lighting with natural light drawn in from the double glazed window which overlooks the rear garden. An internal door leads to the inner lobby.

SHOWER ROOM 8'2" x 5'1"



Stylish, modern shower room having a three piece suite in white consisting of a double shower enclosure the thermostatic shower and sliding doors, vanity wash basin with mixer tap and storage under and twin flush low level WC. Tiling on the walls is to full height, there is laminate flooring, inset ceiling lighting in the low maintenance ceiling and a chrome towel radiator. A double glazed window with obscure glass beings in natural light and an internal door leads to the inner lobby.

GARAGE AND PARKING 16'0" x 10'11"



Good size detached garage that has it's own pitched roof adding to the storage options. There is power and light, an up and over door and an external door leading to the rear garden.

GARDEN



Low maintenance gardens to the front and rear. The front is a generous block paved area and can be used as a garden area or just parking. The rear has an enclosed area with artificial grass and is access via the garage

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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

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.

AGENT NOTES MAPPLEWELL

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.

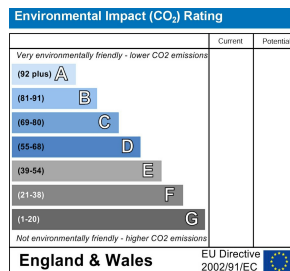
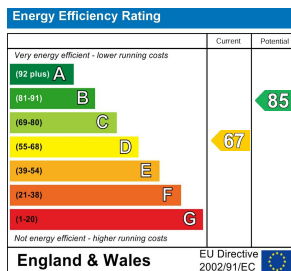
PAISLEY PROPERTIES MAPPLEWELL

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 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. *



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

