

40 Bentham Way,  
Mapplewell S75 5QA

OFFERS AROUND  
£63,000



**\*\*ATTENTION INVESTORS\*\*** OFFERED TO THE MARKET WITH A LONG STANDING SITTING TENANT, THIS SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT SITS ON A QUIET RESIDENTIAL DEVELOPMENT BETWEEN THE VILLAGES OF DARTON AND MAPPLEWELL AND BENEFITS FROM A GARDEN SPACE AND OFF ROAD COMMUNAL PARKING. LEASEHOLD 54 YRS REMAINING (UNDER REVIEW FOR EXTENSION) / £25PA GROUND RENT / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 4'6" x 3'2" max**

You enter the property through a painted timber door into the entrance hallway where the properties meters are located and there is space to store coats and shoes. A carpeted staircase ascends to the first floor accommodation.

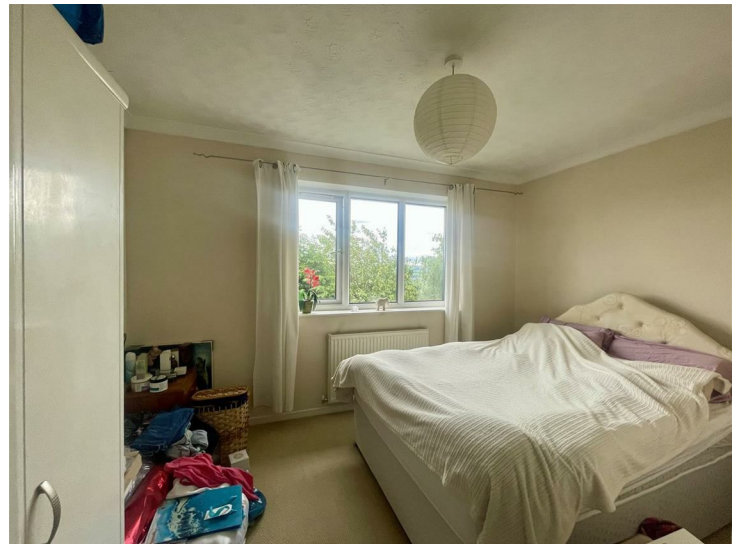
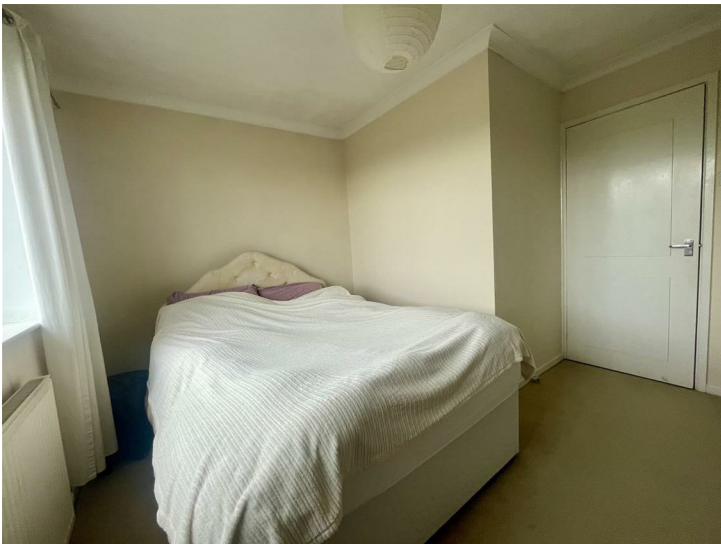
### **LOUNGE 9'6" x 15'3" max**

This spacious lounge has a window overlooking the quiet street and plenty of room to accommodate lounge furniture and a dining set too if desired. There is wood effect vinyl flooring underfoot. Doors lead to the staircase, bedroom and hallway.



### **BEDROOM ONE 11'10" x 11'1" max**

Located to the rear of the property with a large window allowing natural light to flood in, this L-shaped double bedroom has neutral décor, carpet underfoot and a pendant light fitting. A built in cupboard to one corner offers some storage. A door leads to the lounge.



### **HALLWAY**

This compact hallway has a cupboard which houses the property's recently installed boiler and doors leading to the lounge, kitchen and bathroom.

### **KITCHEN 5'2" x 9'4" max**

Positioned towards the front of the property with a window overlooking the street below this kitchen is fitted with a range of white base and wall units, wood effect worktops, white tiled splashbacks and a stainless steel sink and drainer. There is a freestanding electric cooker and space for an undercounter fridge and plumbing for a washing machine. Wood effect vinyl flooring runs underfoot. A door leads to the hallway.



### **BATHROOM 5'9" x 5'1" max**

This contemporary bathroom is flooded with natural light from an obscure window and fitted with a three piece bathroom suite in a combination of avocado and grey comprising a low level W.C., pedestal washbasin and bath with an electric shower over. Wood effect vinyl runs underfoot and a flush light fitting lights the room. A door leads to the hallway.



## **GARDENS & PARKING**

The property has a garden space which is mainly laid to lawn and has off road parking available in a communal car park.

## **MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £25 GROUND RENT PER ANNUM

COUNCIL AND COUNCIL TAX BAND TAX: BARNSEY BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: COMMUNAL OFF ROAD PARKING AREA

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas Central Heating (Recently installed boiler)

\*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: Unknown

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.

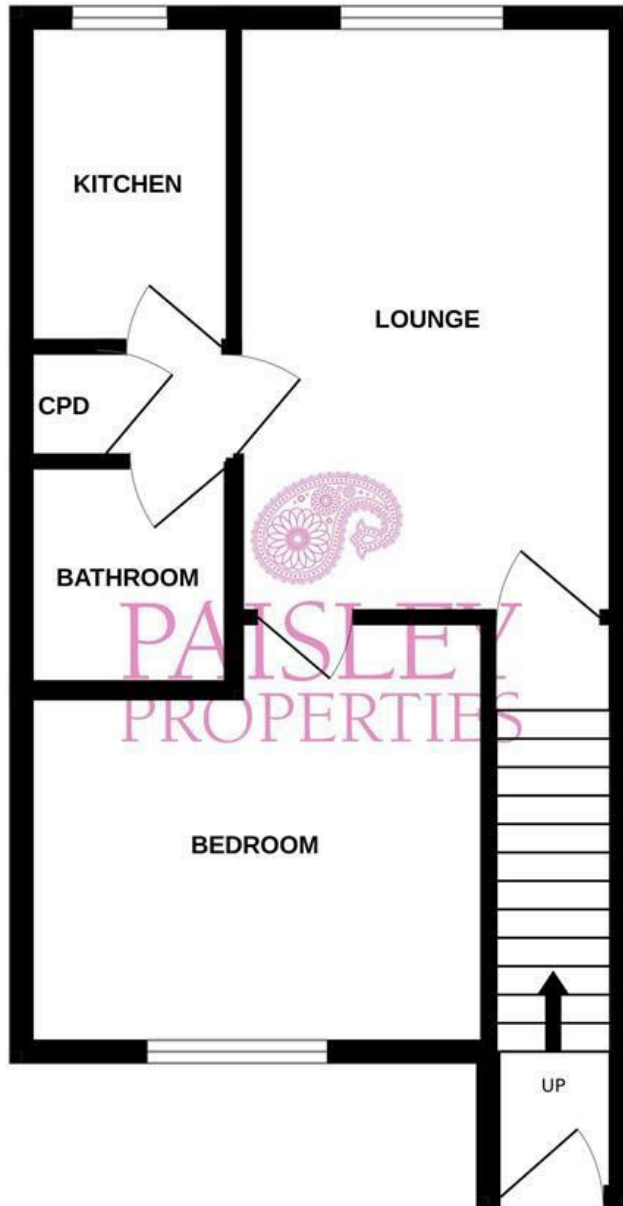
### **~ Paisley Mortgages ~**

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.

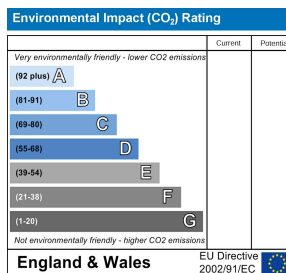
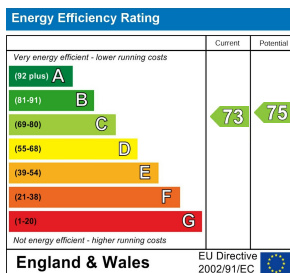
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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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