

19 Hedge Lane,
Darton S75 5PJ

OFFERS AROUND
£130,000



THIS THREE BEDROOM SEMI-DETACHED PROPERTY SITS IN A QUIET RESIDENTIAL AREA WITH GARAGE, GARDENS & PARKING. THERE ARE TWO RECEPTIONS, UPVC DOUBLE GLAZING, A REAR PORCH, REQUIRES MODERNISING, UPDATING AND IS JUST BURSTING WITH POTENTIAL.
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

HALL 10'9" apx x 5'10" max



You enter the property through a uPVC double glazed door into this welcoming hall with natural light coming from the double glazed panels to the side of the door. There is plenty of space to remove coats and shoes, there is a storage heater, coving to the ceiling, pendant ceiling lighting, a power socket and under stairs cupboard. A staircase leads to the first floor and internal doors lead to the kitchen and lounge.

LOUNGE 12'4" apx x 12'2" max



First of two excellent reception rooms, this one located at the front and bathed in natural light from the double glazed bay window to the front. There is plenty of space for freestanding lounge furniture and the focal point of the room is the electric fire set in a stone fireplace which extends into the recesses and includes storage nooks and a tiled shelf area for the TV. There is a storage heater, coving to the ceiling, pendant ceiling lighting and dado rail. An internal door leads to the hall and a wide opening takes you to the dining room.

DINING ROOM 11'2" apx x 10'4"



Second reception room, this time located at the rear and having lots of light drawn in by the French doors which lead to the garden and the panel to the side. There is plenty of space for freestanding furniture, depending on what this room will be used for as there are many options, including opening this space up with the kitchen to make an exceptional kitchen diner. There are wall lights, a storage heater, coving to the ceiling, pendant ceiling lighting and dado rail. An internal door leads to the kitchen.

KITCHEN 11'3" x 7'10"



Again situated at the rear of the property and having a range of wall and base units with a light oak finish, complimentary rolled worktops, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. There is space and power for an electric cooker, plumbing for a washing machine and space for a fridge freezer and dryer. There is a useful pantry cupboard, low energy strip lighting, vinyl flooring, and a double glazed window to the side which draws in natural light. A Upvc door leads to the rear porch and an internal door leads to the hall.

REAR PORCH 4'7" apx x 3'8" apx



Useful extra space and a link between inside and out. There are double glazed windows bringing in lots of natural light, a vinyl floor and door to the garden. A Upvc door leads to the kitchen.

LANDING 7'2" apx x 2'11" apx plus stairs



Stairs ascend from the hall to the first floor landing with plenty of natural light drawn from the double glazed window to the side. There is a storage heater, coving to the ceiling and pendant ceiling lighting. Internal doors lead to the shower room and all bedrooms.

BEDROOM ONE 12'4" apx x 10'4" max to rear of robes



Impressive main bedroom having a great range of fitted wardrobes including a triple, a double, drawers and overhead storage. A double glazed window brings in natural light, there is coving to the ceiling and pendant ceiling lighting. An internal door leads to the landing.

BEDROOM TWO 11'10" apx x 11'3"



Second double bedroom, this time located at the rear of the property and having a double glazed window overlooking the garden. There is plenty of room for freestanding bedroom furniture, coving to the ceiling and pendant ceiling lighting. An internal door leads to the landing.

BEDROOM THREE 8'2" apx x 7'4" max



Third bedroom, located at the front with the double glazed window overlooking the front garden and bringing in lots of natural light. There is plenty of room for freestanding bedroom furniture, coving to the ceiling and pendant ceiling lighting. There is access to the left and an internal door leads to the landing.

SHOWER ROOM 7'10" max into shower x 5'6" apx



Having a three piece suite consisting of a modern double shower area with thermostatic shower, glass screen and low maintenance panelled walls, a pedestal wash basin and low level WC. The walls are tiled to full height, there is vinyl flooring, ceiling lighting cupboard housing the boiler and a double glazed window with obscure glass bringing in natural light. An internal door leads to the landing.

FRONT AND PARKING



There is a well kept lawn garden to the front with a long driveway giving parking for numerous vehicles and leading to the detached garage.

GARAGE 17'9" apx x 9'3"



Detached garage having power, light and an up and over door.

REAR GARDEN



Another well maintained area having gravel and flagged patio areas with a lawn in between. There is a small garden shed, useful for garden equipment and adds to the garage as additional storage.



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 electric - no gas to the property
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

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

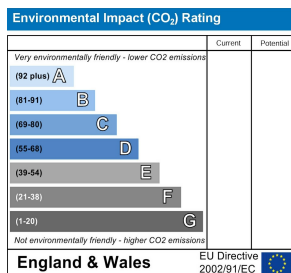
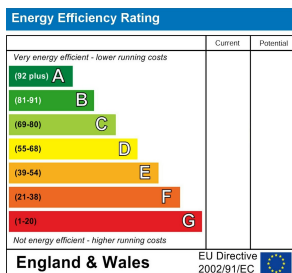
PAISLEY PROPERTIES MAPPLEWELL

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

