30 Braithwaite Street, Staincross S75 6BD

OFFERS IN EXCESS OF
£130,000















A RECENTLY DECORATED TWO-BEDROOM MID-TERRACE HOME LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF STAINCROSS. FEATURING SPACIOUS ACCOMMODATION AND NEW FLOORING, AN ENCLOSED REAR GARDEN, AND ON-STREET PARKING, THE PROPERTY IS PERFECTLY POSITIONED CLOSE TO LOCAL AMENITIES AND MAPPLEWELL VILLAGE.

COUNCIL TAX BAND A /FREEHOLD / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE/ LOUNGE 12'6" apx x 11'8" apx




Upon entering the property through the UPVC front door, you are welcomed into this bright and inviting lounge. Positioned at the front of the property, the room is flooded with natural light from the large front-facing window. An electric fireplace creates an attractive focal point, while the high ceilings enhance the sense of space and light with period touches including the decorative coving and ceiling rose. Neutrally presented and finished with newly laid laminate flooring flooring, this comfortable living area has a wall mounted radiator and provides access to the kitchen and front entrance door.

KITCHEN DINER 12'9" apx x 13'1" apx





This beautifully presented modern kitchen is fitted with a range of sage wall and base units, complemented by Moroccan-style tiled splash backs and marble-effect brown worktops. A one-and-a-half bowl sink and drainer with mixer tap is positioned beneath the window and integral appliances include the electric oven, four ring gas hod and stainless steel extractor hood over. There is space for a freestanding fridge/freezer while the generously sized layout provides ample room for a dining table or breakfast bar. This versatile kitchen is ideal for both everyday family living and entertaining. The room is finished with brown ceramic floor tiles, with doors providing access to the lounge, cellar and rear porch. The inner lobby, separating the lounge and kitchen, has stairs leading to the first floor.

REAR PORCH 4′7″ apx x 3′7″ apx



Useful addition with utility use, having plumbing for a washing machine. Natural light is brought in via the double glazed windows, , there is a tiled floor and power sockets. Doors lead to the kitchen and garden.

LANDING 2′7″ apx x 5′10″ apx

Stairs ascend from the kitchen to the first-floor landing which provides access to the two double bedrooms and family bathroom, completing the first-floor accommodation.

BEDROOM ONE 11′1″ apx x 12′11″ apx




This generous double bedroom is positioned at the front of the property and benefits from plenty of natural light. Decorated in neutral tones throughout and finished with newly paid laminate flooring, the room offers a bright and comfortable space with ample room for a range of freestanding furniture. A built-in storage cupboard provides useful additional storage, there is a wall mounted radiator and an internal door provides access back to the first-floor landing.

BEDROOM TWO 7′4″ apx x 12′10″ apx




This second double bedroom is positioned to the rear of the property and enjoys an outlook with far reaching views. The room offers space for freestanding furniture and benefits from newly laid laminate flooring. There is a wall mounted radiator and an internal door leads back onto the first-floor landing.

HOUSE BATHROOM 9'5" apx x 5'4" max





The bathroom is positioned to the rear of the property and features a three piece suite in white consisting of a panel bath with thermostatic shower over and bi fold shower screen, and vanity wash unit incorporating a close coupled WC, wash basin and plenty of storage. The room is finished with vinyl flooring, white tiled walls, a chrome towel radiator and benefits from a frosted window, providing natural light while maintaining privacy. A cupboard houses the combination boiler and an internal door leads out to the first-floor landing.

REAR GARDEN





Accessed via the porch, this low maintenance rear patio garden has a hardstanding area plus raised decking and is perfect to relax in or for entertaining.

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:
Two garages plus parking outside these

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.

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. *

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.

AGENT NOTES MAPPLEWELL

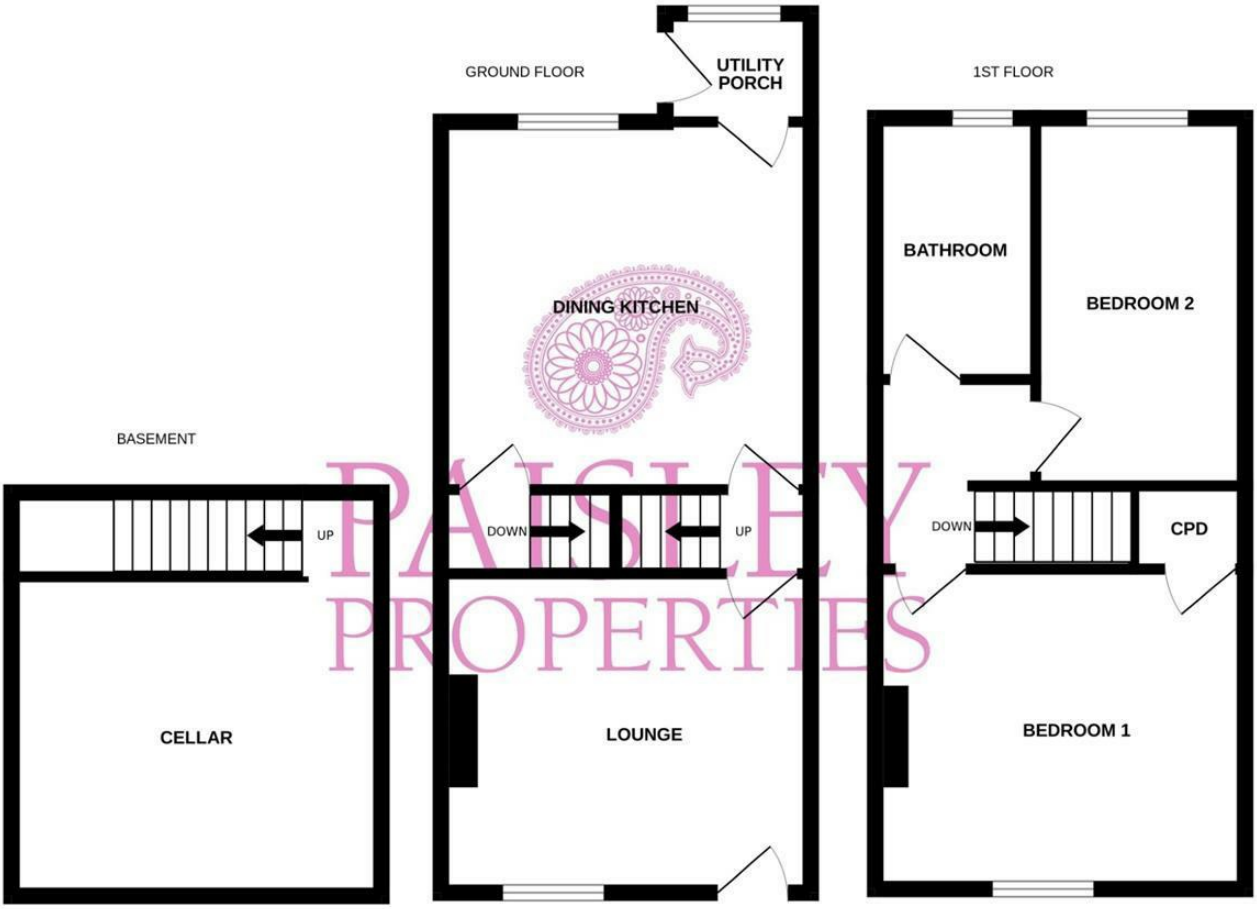
AGENT NOTES:

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.

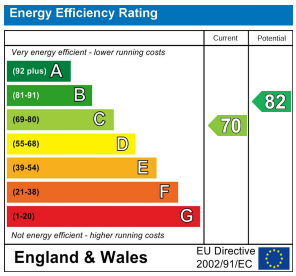
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

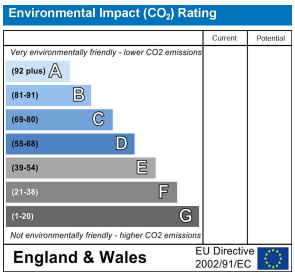
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.



PAISLEY PROPERTIES

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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