134 Dearne Hall Road, Barugh Green S75 1LX

OFFERS IN THE REGION OF
£150,000















POSITIONED IN THE HIGHLY REGARDED VILLAGE OF BARUGH GREEN IS THIS WELL PRESENTED, THREE BEDROOM MID TERRACE. BENEFITING FROM A SPACIOUS LOUNGE, THREE NEUTRALLY DECORATED BEDROOMS, FRONT AND REAR GARDENS AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING D

PAISLEY
PROPERTIES

LOUNGE 13'11" x 13'3"





Offering an abundance of space for large pieces of living room furniture is this well presented lounge which boasts high ceilings, coving and a ceiling rose to the central light pendant. There is neutral decor to the walls and a front facing window filters natural light through. A beige carpet underfoot completes this room and a door leads through to the kitchen.



KITCHEN 10′5″ x 8′9″
This modern kitchen is located to the rear of the property with views across the garden through its window and is fitted with wood effect wall and base units, wood effect roll top work surfaces and one and a half sink with mixer top over. An integrated electric oven, four ring electric hob and overhead extractor sits centrally and there is plumbing for a washing machine and space for an freestanding fridge/freezer. A handy under stairs closet provides excellent storage of household items and a part glazed Upvc door allows access to the rear garden. There are spotlights to the ceiling, cream tiles underfoot and doors lead through to the lounge and staircase.

FIRST FLOOR LANDING 13′5″ x 2′6″
A staircase ascends from the kitchen to the first floor landing where there is loft access via a hatch, a central light pendant, neutral carpet underfoot and doors to three bedrooms and bathroom.

BEDROOM ONE 11′3″ x 11′11″





This generous sized master bedroom is positioned to the front of the property and has a pleasant outlook to distant woodland through its window. There is plenty of space for bedroom furniture with the addition of a large storage cupboard with built in shelving and is also home to the boiler. The room is neutrally decorated with pendant light fitting and beige carpet. A door leads through to the landing.



BEDROOM TWO 8'7" x 11'5"





Another good sized bedroom located to the front of the property with a similar outlook to bedroom one through its window. This neutrally decorated room would easily accommodate a double bed and there is a central pendant light to the ceiling and a cream carpet underfoot. A door leads through to the landing.

BEDROOM THREE 5'6" x 8'10"




This versatile third bedroom would make a great children's bedroom, nursery, or home office for those working remotely. A rear facing window overlooks the garden, there is neutral decor to the walls, central light pendant and wood effect laminate flooring. A door leads through to the landing.

BATHROOM 4'6" x 8'9"




This contemporary house bathroom is fitted with a white three piece suite which comprises a bath with overhead waterfall shower, wall mounted hand wash basin with mixer tap over and a low level W.C. The walls are partially tiled in white tiles with ceramic boarder and a there are complimentary white tiles to the floor. A rear obscure glazed window fills the room with light and there are spotlights overhead. A door leads through to the landing.



FRONT AND REAR



To the front of the property, there is a boundary fence with wooden gate creating a feeling of privacy and a flagged pathway that leads to the front door. The front garden is partially laid to lawn with decorative slate chips running alongside.

To rear garden is access at the side of the property through a gate or from the kitchen; the garden has a high perimeter fence on three sides making it a safe environment for children and pets alike. The garden is laid to lawn at one side and pebble patio to the other with a concrete path that runs centrally.









PARKING



The property benefits from two parking spaces which are located directly outside the front garden.

NOTES

The property is currently tenanted with the tenant due to move out in February 2027

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:
Off Road Parking

RIGHTS AND RESTRICTIONS:
Communal vehicle access at front

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 100 mbps

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

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.

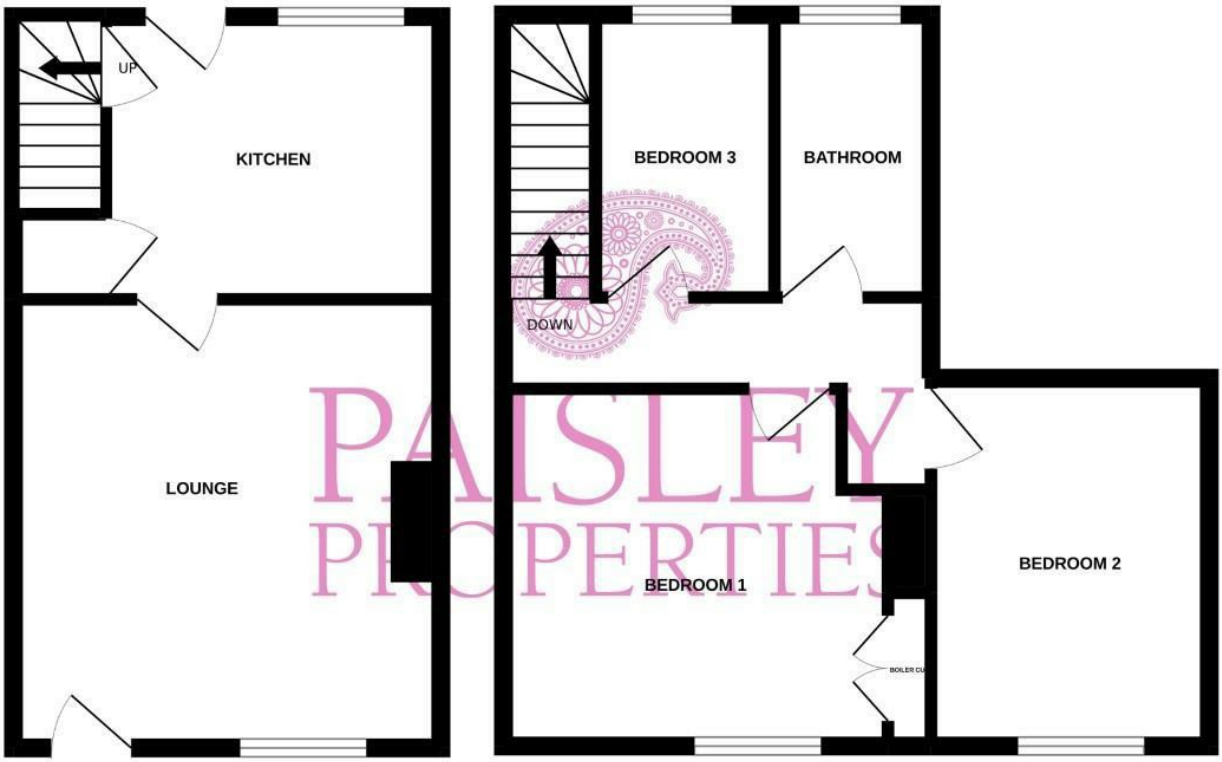
PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange 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. *

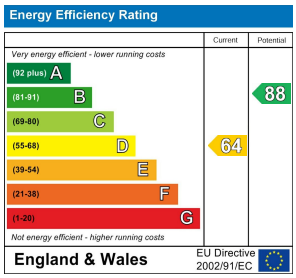
GROUND FLOOR

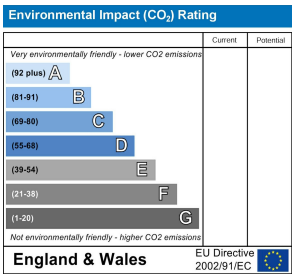
1ST FLOOR



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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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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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