

97 Pye Avenue, Mapplewell, Barnsley, S75 6AG



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PROPERTY DESCRIPTION

THIS DECEPTIVELY SPACIOUS AND WELL-PRESENTED THREE-BEDROOM TERRACED PROPERTY OFFERS READY TO MOVE INTO ACCOMMODATION. RECENTLY RENOVATED THROUGHOUT BY THE CURRENT VENDOR INCLUDING AN OUTSIDE ENTERTAINING SPACE WITH AN INSULATED AND PLASTERED SUMMER HOUSE IN A HIGHLY COMMUTABLE AND CONVENIENT LOCATION.

The accommodation briefly comprises to the first floor is lounge, modern dining kitchen and access to cellar. To the first floor are three bedrooms and shower room. Outside, to the front is low maintenance garden and to the rear is a split garden with brick-built outbuilding with working toilet.

Offers Around £170,000

GROUND FLOOR

LIVING ROOM

Measurements – 14' 3" x 10' 11" (4.34m x 3.34m)

Enter into the property through a white uPVC double glazed door into the living room. A well-proportioned front-facing reception room with wood-effect laminate flooring. The main focal point is ornamental cast iron fireplace with wooden mantle piece and marble hearth. The room also has a ceiling light, central heating radiator, dado rail, picture rail, alcove cupboard with self above and uPVC double glazed window. A four-panel internal timber door leads into the kitchen diner.





DINING KITCHEN

Measurements – 14' 0" x 10' 10" (4.26m x 3.30m)

The flooring continues into the rear of the home where the kitchen itself has range of wall and base units in a pale grey gloss with wood effect laminate worktops over and tiled splashback. Integrated appliances in the form of Bush oven with five ring gas hob, stainless-steel sink with chrome mixer tap over and plumbing for a washing machine and dishwasher. The room has a ceiling light, picture rail, wood effect laminate flooring, central heating radiator, new composite double glazed window and new uPVC double glazed door leading to the rear garden. This room also houses the boiler which was installed in July 2026. There are three doors leading from this space: to the living room, cellar, and first-floor landing.





CELLAR

Measurements – 14' 0" x 11' 0" (4.26m x 3.35m)

Stone steps lead down to cellar. There is brick flooring, original stone table, sump pump radiator, uPVC opaque window, slurry paint to walls and insulation under ceiling boards.



FIRST FLOOR

FIRST FLOOR LANDING
A staircase rises from kitchen to the first-floor landing with ceiling light and access to the following rooms.

BEDROOM THREE
Measurements – 10' 0" x 6' 0" (3.05m x 1.83m)
Currently used as a dressing room, a single bedroom positioned to the front of the home with ceiling light, central heating radiator and white uPVC double glazed window.



BEDROOM TWO
Measurements – 11' 2" x 8' 0" (3.40m x 2.44m)
A further well-sized double bedroom positioned at the front of the home with a ceiling light, central heating radiator and white uPVC double glazed window.



BEDROOM ONE

Measurements – 13' 10" x 7' 7" (4.22m x 2.31m)

A double bedroom located to the rear of the property featuring a white uPVC window, central heating radiator, ceiling light point, and a cast iron fireplace with painted wooden mantelpiece.



SHOWER ROOM

Measurements – 11'9 " x 6' 2" (3.58m x 1.88m)

Comprising of a three-piece suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains-fed rainfall shower head and separate handheld attachment. There is part tiling to walls, inset ceiling spotlights, half height panelling to one wall and obscure glazed uPVC window.





OUTSIDE

FRONT EXTERNAL

To the front of the home is a low maintenance and stone chipped garden with dwarf waling

REAR EXTERNAL

The rear garden is split over two levels; the lower section, directly accessible from the kitchen, is a fully enclosed yard laid with decking, featuring a brick wall, timber fencing, outdoor power and the original brick-built outhouse which has been recently renovated and reroofed housing a working toilet. A wooden gate gives access to steps down to a second rear section.



The second section houses a summer house with workshop, there is permanent power on fuse box spur, insulated and plastered. A lovely space to enjoy summer evenings with sun sets, there is artificial grass and decked patio.






Hugs & kisses

ADDITIONAL INFORMATION

EPC rating - C
Property tenure – Freehold
Local authority –Barnsley Metropolitan Borough Council
Council tax band – A

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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