

2 Pennine View,
Darton S75 5AT

£300,000



MUST BE VIEWED TO FULLY APPRECIATE THE IMPRESSIVE, THOUGHTFULLY DESIGNED LIVING ACCOMODATION THIS FULLY RENOVATED DETACHED PROPERTY HAS TO OFFER. BOASTING RAISED CEILINGS AND HIGH SPECIFICATON FIXTURES AND FITTINGS, THIS PROPERTY AMPLIFIES ELEGANCE AND STYLE THROUGHOUT. EPC: E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a beautiful solid double oak door into this inviting entrance hallway that enjoys stylish décor and a raised ceiling that amplifies the feeling of space. The hallway can easily accommodate freestanding pieces of furniture and windows to each side of the door allow natural light to filter through. Neutral carpet underfoot completes the look and doors lead through to bedroom one, two, three, the house bathroom and the lounge.



LOUNGE 15'6" approx x 13'6" max

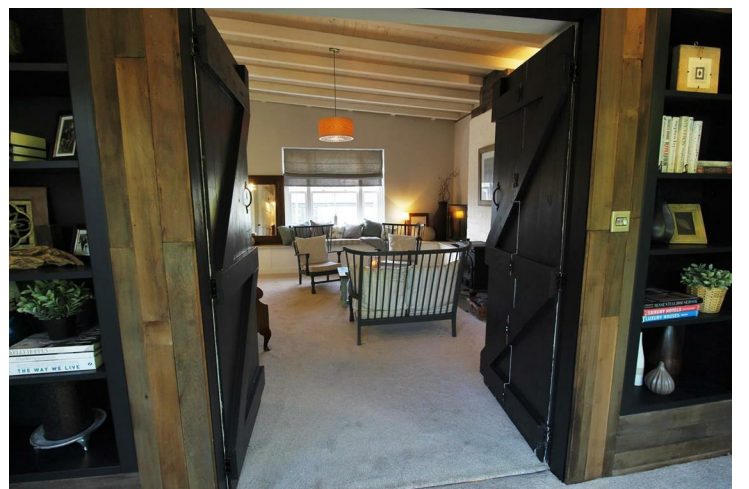
This beautifully presented living space is located at the front of the property and boasts a warm country cottage feel. The space is tastefully decorated with neutral wall panelling which is complemented by a raised ceiling and exposed beams. A sash window enjoys a peaceful view over the quiet cul-de-sac and allows natural light to fill the room. A bespoke window seat provides additional seating and high level shelving makes the perfect feature to accentuate the high ceilings. A lovely cast iron log burning stove sits proud upon a stone hearth and contrasts with the feature chimney breast. A mixture of wall and ceiling lighting creates a relaxing ambience and a neutral carpet underfoot ties the room together. Wooden steps lead down to the kitchen creating a lovely open feel and rustic wooden doors open up to the garden/dining room which extends the space dramatically; perfect for entertaining and socialising alike.





GARDREN/DINING ROOM 13'1" approx x 10'1" max

This fabulous space has been thoughtfully designed with a view of bringing the outside in. A sliding glass door opens up to the rear patio area and the room boasts glazing on three sides; allowing this room to be light and bright. The solid walls and ceiling are clad with reclaimed wood and recessed shelving creates excellent and stylish storage. There is ample space for a formal dining table and chairs and a cupboard to one side has both plumbing and space for a washing machine creating a fabulous concealed utility area. A mixture of both wall and ceiling lighting which can be controlled independently and used to set a lovely ambience. Double rustic doors lead through to the lounge.



KITCHEN 9'10" max x 19'8" max (incl shelving)

This surprising, tasteful and fully equipped kitchen is fitted with a range of grey wood effect wall and base units that are topped with a beautiful oak worksurface with matching upstands and decorative tile splashbacks. Appliances within the kitchen include a ceramic Belfast sink; which is set within the worktop and has a mixer tap over, a fully integrated dishwasher and there is space for a freestanding fridge freezer. An eight ring range cooker sits perfectly between the units and there is ample storage throughout the kitchen. The ceilings have again been raised creating an open spacious feeling and making this kitchen both unique and stylish. A large front facing window fills the room with light and provides a beautiful far-reaching view of nearby countryside. Framing the window, recessed shelving provide excellent additional storage and a built in window seat provides a nice place to sit. Exposed wooden floorboards have been white washed tying the style and décor of this room together and there is a combination of wall and ceiling lighting.. Steps lead from the kitchen to the lounge.





BEDROOM ONE 13'8" approx x 10'11" approx

Located to the front of the property this well proportioned double bedroom is decorated in calming neutral tones and has lots of space for freestanding bedroom furniture. A front facing window looks out over the quiet cul-de-sac below and further afield beautiful countryside can be seen. There is pendant lighting and a neutral carpet completes the look. A door leads through to the entrance hallway.



BEDROOM TWO 13'2" approx x 8'2" approx

Another good sized double bedroom is located to the rear of the property and a side window provides a pretty outlook over the garden. The room is tastefully decorated with neutral wood panelling and there is ample space for freestanding bedroom furniture. Pendant lighting and neutral carpet completes the room and a door leads through to the entrance hallway.



BEDROOM THREE 9'3" approx x 9'3" approx

This generous third bedroom is located to the rear of the property and is extremely versatile in its use. Currently set up as a home office this room could easily accommodate multiple pieces of bedroom furniture but would also make an excellent hobby room, playroom or snug/extra reception room. Having been thoughtfully designed, the room boasts recessed wooden shelves, pendant lighting and neutral carpet underfoot. A door leads through to the entrance hallway.



HOUSE BATHROOM 5'3" approx x 9'3" approx

This fabulous and luxurious house bathroom has been renovated to a high standard and comprises of a three piece; including a roll top bath with chrome feet and raincloud shower over, a pedestal hand wash basin and a low rise w.c. The walls are lined with decorative wood panelling and stunning pearlescent tiles create a splashback behind the bath and shower. A window allows natural light to flood the room and decorative tiles underfoot complete the look. A door leads through to the entrance hallway.



GARDEN

A fully enclosed garden sweeps around the side of the property and is mainly laid to lawn. The borders are defined by fencing and mature trees and shrubs create a beautiful backdrop. To the rear of the property a gravelled patio provides a secluded private area that can accommodate outdoor furniture which is perfect for enjoying outdoor dining. A path leads to the front of the property.





FRONT, DRIVE AND PARKING

To the front of the property a well established rockery houses a beautiful collection of mature plants and shrubs and creates an inviting entrance to the property. A driveway provides off road parking for one vehicle and steps ascend to the front door.





AGENTS 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.

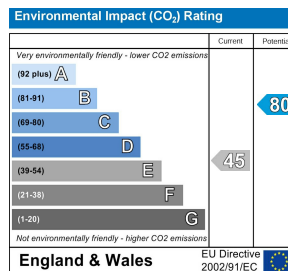
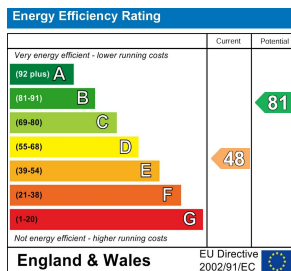
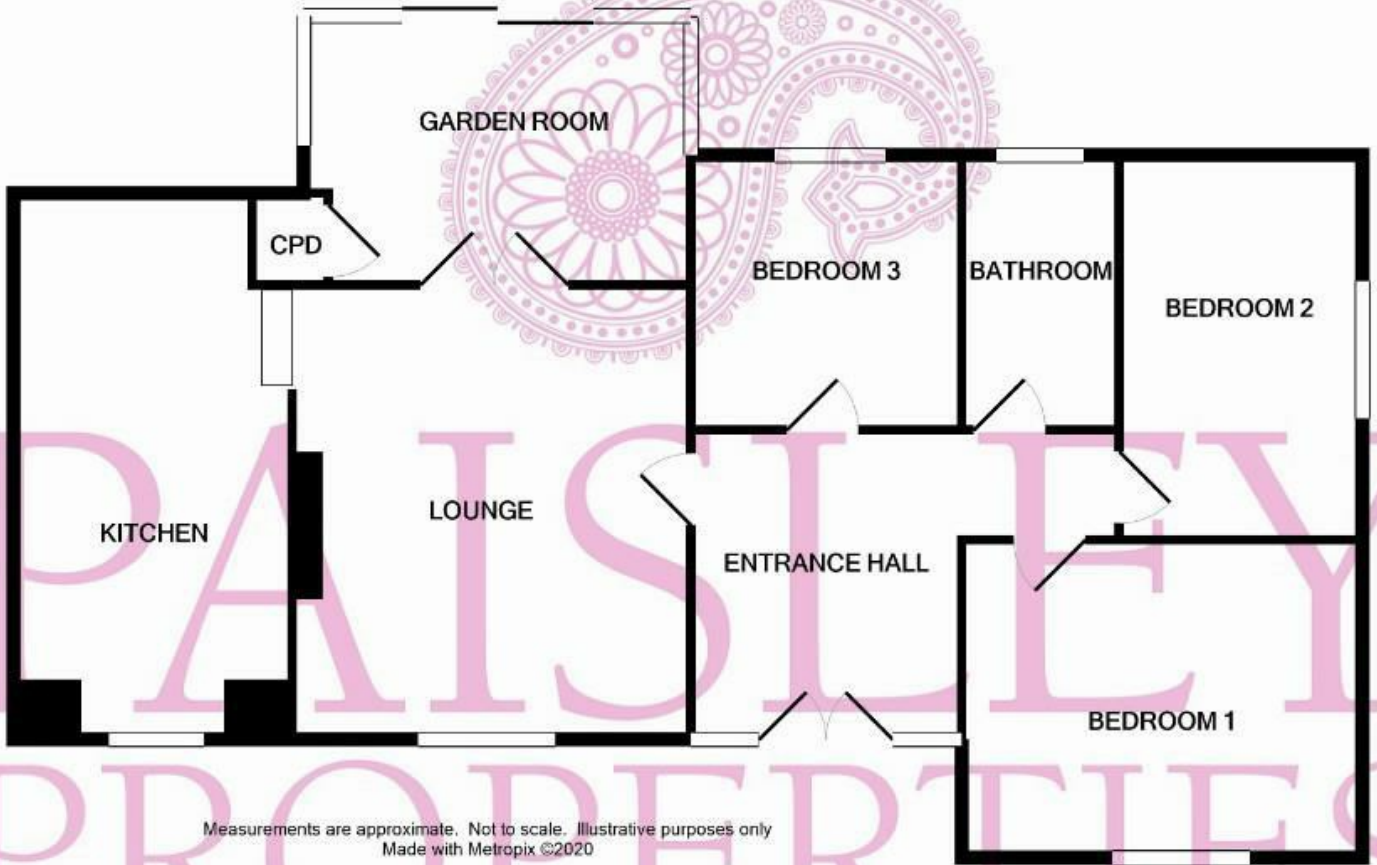
PAISLEY PROPERTIES

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

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 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

