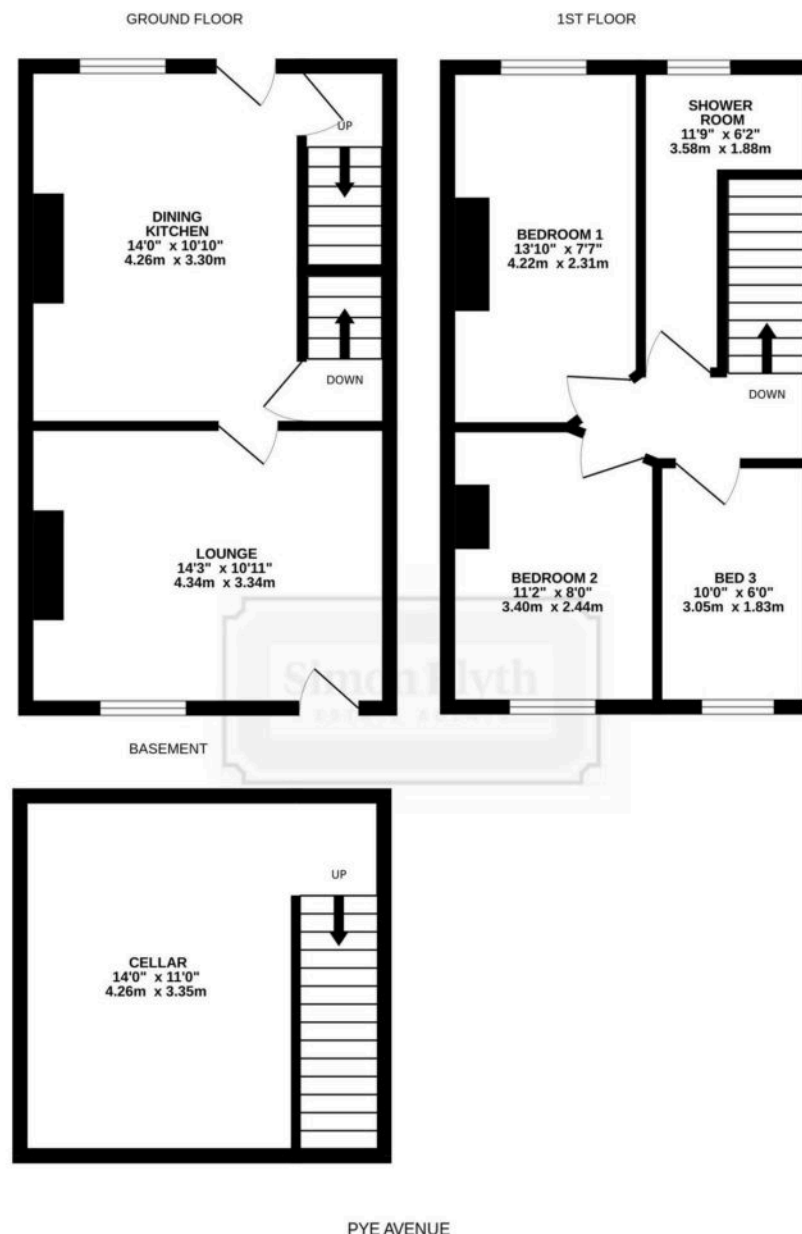


Simon Blyth
ESTATE AGENTS



Pye Avenue, Mapplewell
Barnsley

In Excess of **£140,000**



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.
Made with Metropix ©2025



Pye Avenue

Mapplewell, Barnsley

THIS DECEPTIVELY SPACIOUS AND WELL-PRESENTED THREE-BEDROOM TERRACED PROPERTY OFFERS READY TO MOVE INTO ACCOMMODATION. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IN A HIGHLY COMMUTABLE AND CONVENIENT LOCATION AND OFFERS THE FOLLOWING ACCOMMODATION: to the first floor is living room, 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. Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- WELL PRESENTED
- NO UPPER VENDOR CHAIN
- SPACIOUS
- POPULAR AREA
- IDEAL FOR FIRST TIME BUYERS



ENTRANCE

Entrance is gained via white uPVC double glazed door into the living room.

LIVING ROOM

A well-proportioned front-facing reception room with wood-effect laminate flooring. The main focal point is the tiled fireplace with a tiled surround and ornamental hearth feature. The room also has a ceiling light, central heating radiator and uPVC double glazed window. A four-panel internal timber door leads into the kitchen diner.

DINING KITCHEN

Located to the rear of the home the kitchen itself has range of wall and base units base in a shaker style with wood effect laminate worktops over. Integrated appliances in the form of Lamona electric over with four ring gas hob with chrome chimney-style extractor hood over and stainless-steel sink with chrome mixer tap over. The room has a ceiling light, wood effect laminate flooring, central heating radiator, uPVC double glazed window and uPVC double glazed door leading to the rear garden. There are three doors leading from this space: to the living room, cellar, and first-floor landing.

FIRST FLOOR LANDING

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



BEDROOM ONE

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.

BEDROOM TWO

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 THREE

A single bedroom positioned to the front of the home with ceiling light, central heating radiator and white uPVC double glazed window.

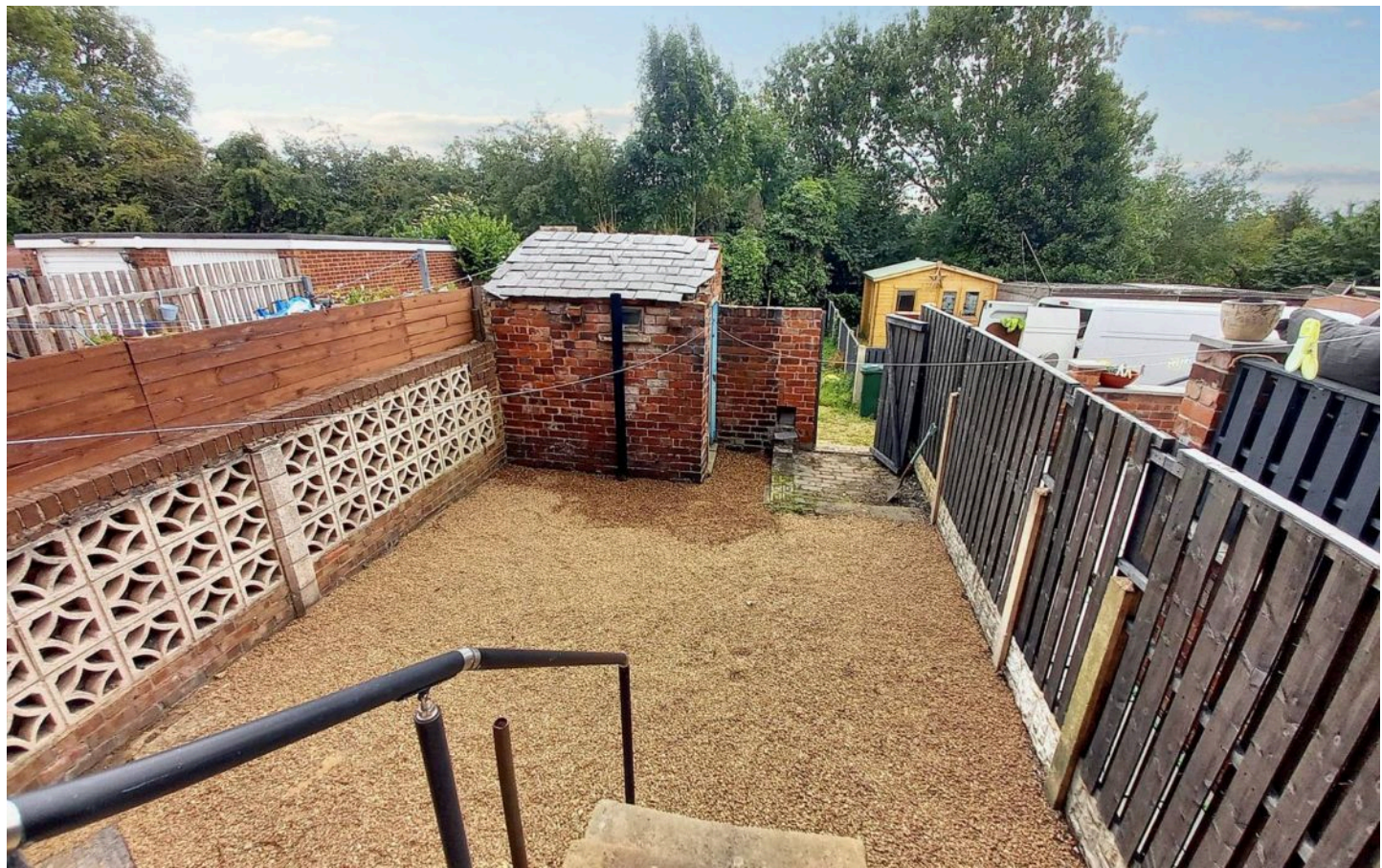
SHOWER ROOM

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, wood effect laminate flooring and obscure glazed uPVC window.



GARDEN

To the front of the home is a low maintenance and stone chipped garden with dwarf waling. The rear is split over two levels; the lower section, directly accessible from the kitchen, is a fully enclosed yard laid with stone chippings, featuring a brick wall, timber fencing, and the original brick-built outhouse still housing a working toilet. A wooden gate gives access to steps down to a second rear section with a mixture of block paving, grass, and mature trees. There is ample space for off-street parking or potential to add a shed or similar.







Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000