

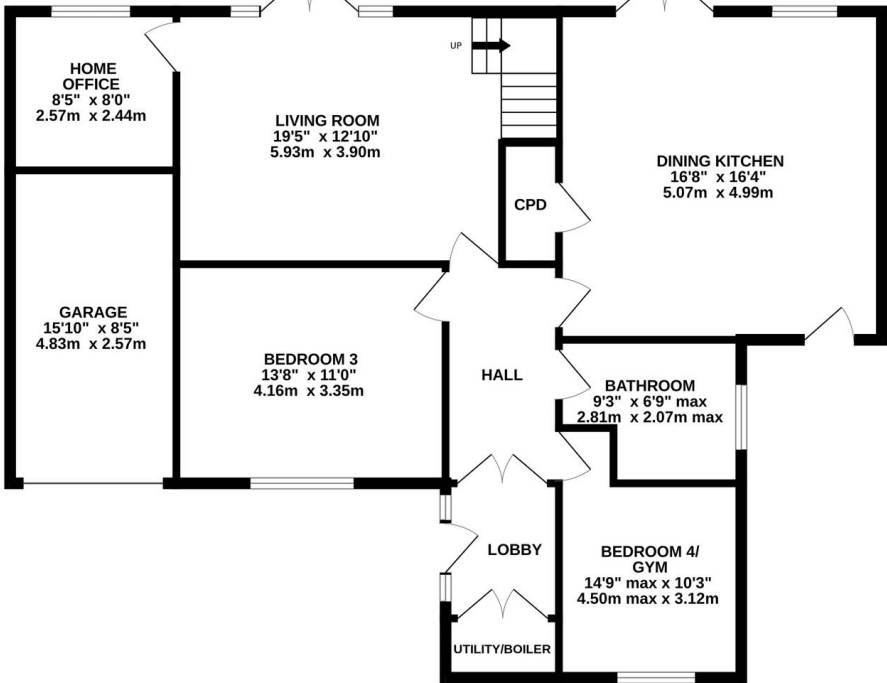


Redthorpe Crest, Redbrook, Barnsley

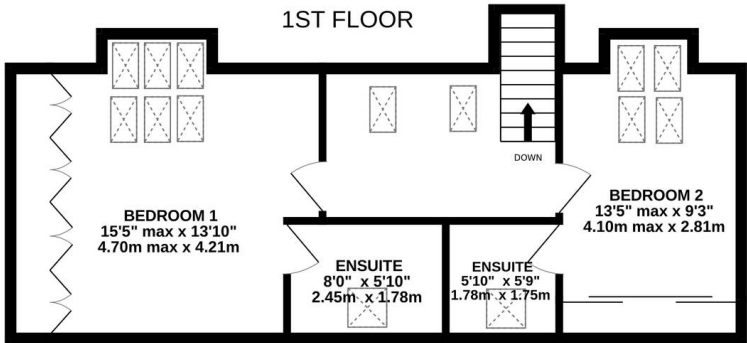
Barnsley

Offers in Region of **£425,000**

GROUND FLOOR



1ST FLOOR



REDTHORPE CRESCENT

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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Redthorpe Crest

Redbrook, Barnsley

LOCATED ON THIS QUIET RESIDENTIAL CUL DE SAC WE OFFER TO THE MARKET THIS SUPERBLY PRESENTED FAMILY HOME OFFERING HIGH QUALITY INTERIOR IN A VERSATILE TWO STOREY CONFIGURATION. ENJOYING A FABULOUS PLOT WITH SUPERB, TIERED GARDEN TO REAR THIS BEAUTIFUL FAMILY HOME OFFERS AN ARRAY OF INTERNAL SPACE WITH SOLID FLOORING THROUGHOUT AND HAS A HIGH DEGREE OF NATURAL LIGHT ORIENTATED TOWARDS MATURE GARDEN INCLUDING WOODLAND AREA.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- DETACHED HOME
- FOUR / FIVE BEDROOMS
- SUPERBLY PRESENTED
- HIGH QUALITY INTERIOR
- MATURE GARDEN INCLUDING WOODLAND AREA
- BEAUTIFULLY PRESENTED
- MUST BE VIEWED
- SPACIOUS





ENTRANCE VESTIBULE

Entrance gained via composite and decoratively glazed door with obscure glazed side panel into entrance vestibule with inset ceiling spotlights, tiled floor and central heating radiator. Twin doors open to airing cupboard which houses the hot water tank, boiler and plumbing for a washing machine. From the entrance vestibule twin timber and glazed doors lead through to the inner hall.

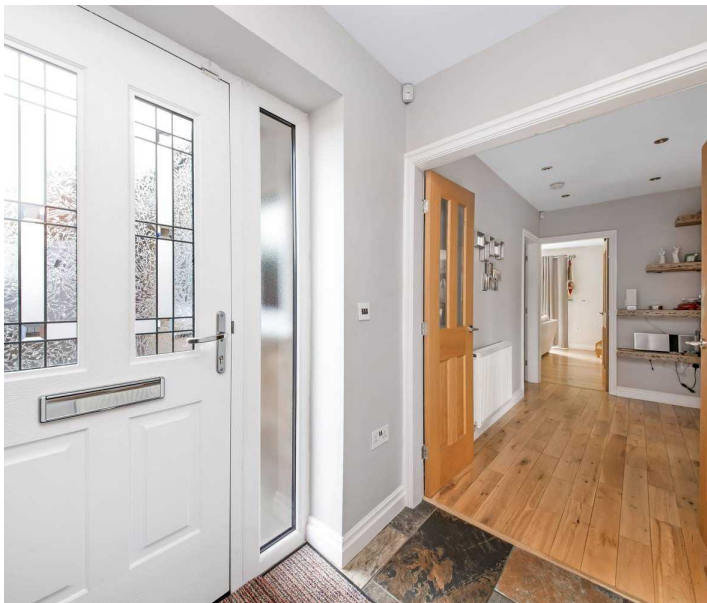
INNER HALL

The inner hall has inset ceiling spotlights, central heating radiator, oak flooring and here we gain access to the following rooms.

DINING KITCHEN

16' 8" x 16' 4" (5.07m x 4.99m)

A fabulous open plan space incorporating kitchen and dining space with ample room for a dining table and chairs. The main focal point of the room being a central island with solid granite worktop with breakfast bar seating area. The kitchen continues with a range of wall and base units in a wood effect shaker style with granite worktop, matching upstands and tiled floor. There is space for a range cooker with glass splashback and chimney style stainless steel extractor fan over. There is an integrated fridge freezer, integrated dishwasher and one and half bowl composite sink with chrome mixer tap over. Over the kitchen space there are inset ceiling spotlights, wall light, further under cupboard lighting, uPVC double glazed window to rear and uPVC and obscure glazed door giving access to front. The dining space has wooden flooring, ceiling light, central heating radiator, access to under stairs storage cupboard and twin French doors in uPVC giving access to rear garden.



LIVING ROOM

19' 5" x 12' 10" (5.93m x 3.90m)

An excellently proportioned principal reception space enjoying a high degree of natural light via twin French doors to rear with matching glazed side panels. There is a ceiling light, central heating radiator and a continuation of the wooden flooring.

BEDROOM THREE

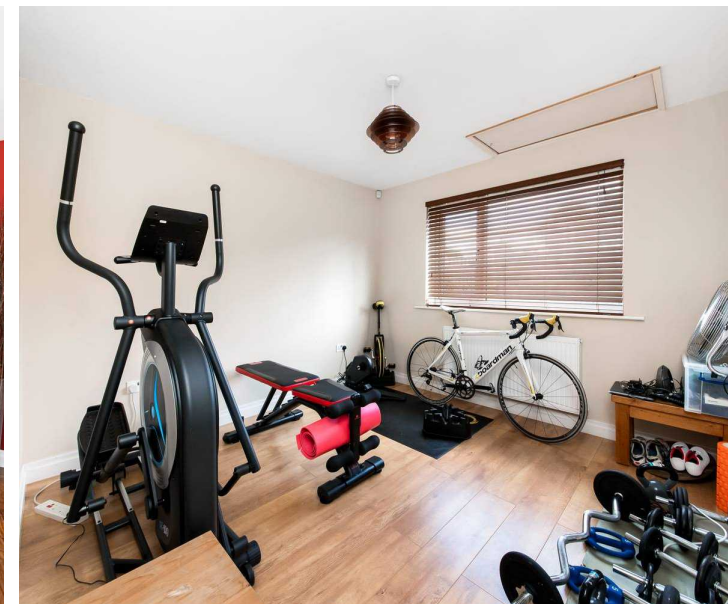
13' 8" x 11' 0" (4.16m x 3.35m)

A ground floor double bedroom with ceiling light, central heating radiator, wood effect flooring and uPVC double glazed window to front.

BEDROOM FOUR

14' 9" x 10' 3" (4.50m x 3.12m)

Currently used as a home gym this versatile space offers additional double bedroom to ground floor level. There is a ceiling light, central heating radiator, wood effect flooring and uPVC double glazed window to front.





HOUSE BATHROOM

9' 3" x 6' 9" (2.81m x 2.07m)

A high quality three piece modern white suite in the form of close coupled W.C, wall mounted basin with chrome mixer tap over, bath with chrome mixer tap with mains fed chrome shower over and sperate hand held attachment with glazed shower screen. There are inset ceiling

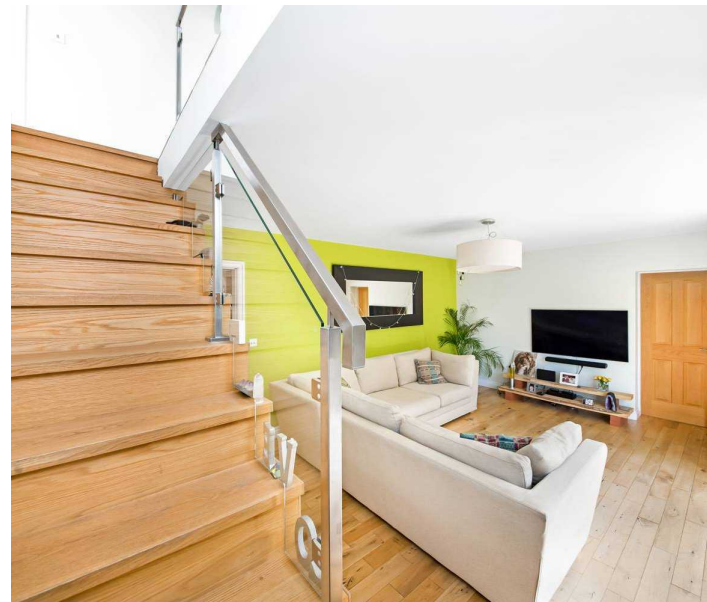
BEDROOM FIVE / HOME OFFICE

8' 5" x 8' 0" (2.57m x 2.44m)

There is a ceiling light, central heating radiator, wooden flooring and uPVC double glazed window to rear overlooking rear garden.

FIRST FLOOR LANDING

From the lounge there is a oak staircase with glass and stainless steel balustrade leads to the first floor landing. A generous landing with ample room for a desk or similar, there are inset ceiling lights, central heating radiator, wooden flooring and two Velux skylights to rear. Here we gain entrance to the following rooms.



BEDROOM ONE

15' 5" x 13' 10" (4.70m x 4.21m)

A fabulous principal bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator, wooden flooring and six Velux skylights to rear.

EN SUITE

8' 0" x 5' 10" (2.45m x 1.78m)

Comprising a three-piece white suite in the form of close coupled W.C, wall mounted basin with chrome mixer tap over, bath with chrome mixer tap with mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling lights, extractor fan, part tiling to walls, wooden floor, chrome towel rail / radiator and Velux skylight.

BEDROOM TWO

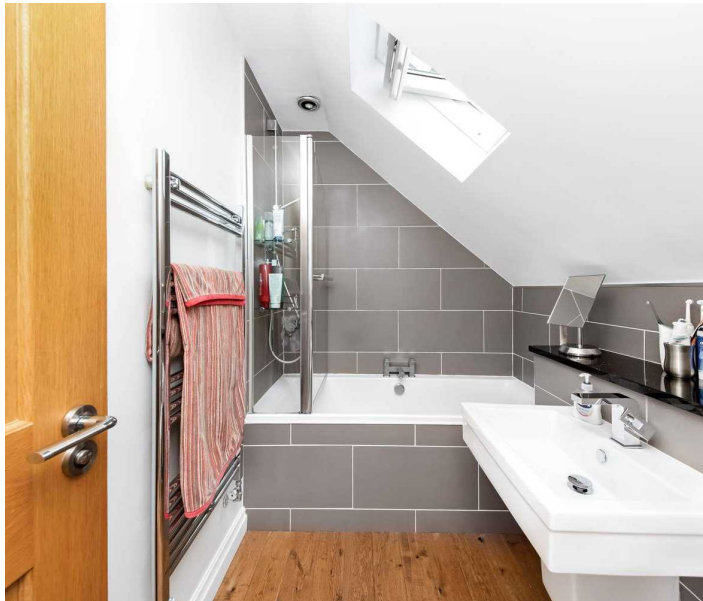
13' 5" x 9' 3" (4.10m x 2.81m)

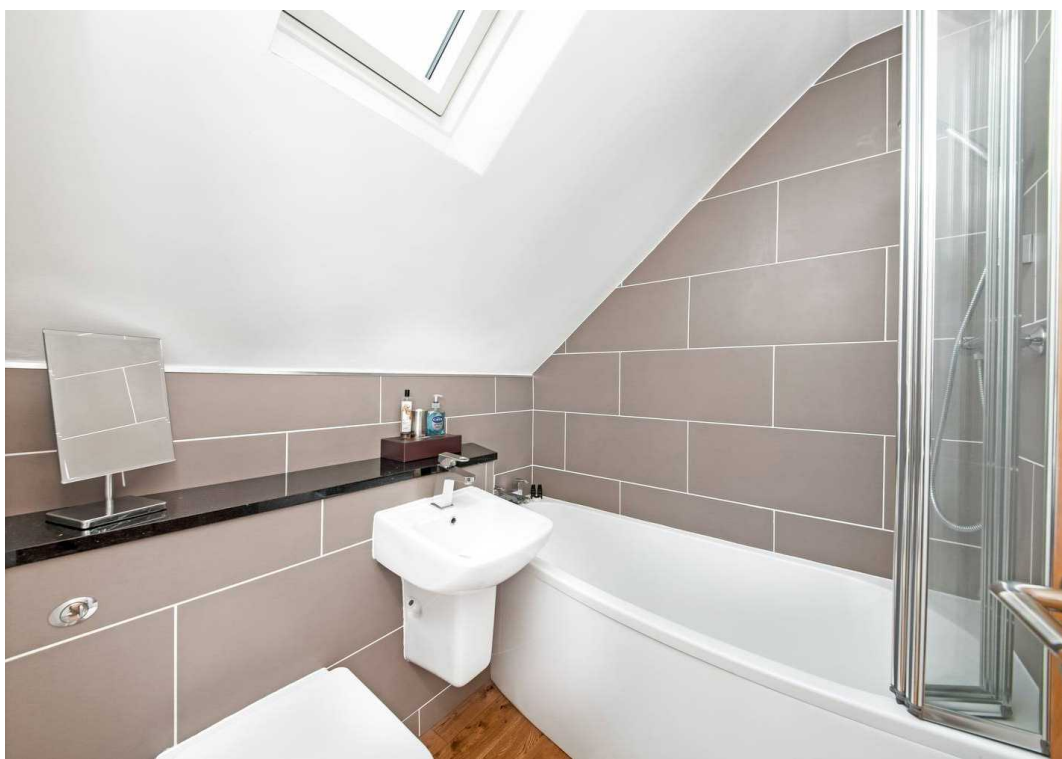
An additional double bedroom again with built in cupboards, ceiling light, central heating radiator, wooden flooring and a bank of four Velux skylights to rear.

EN SUITE

5' 10" x 5' 9" (1.78m x 1.75m)

Comprising a three-piece white suite in the form of close coupled W.C, wall mounted basin with chrome mixer tap over, bath with chrome mixer tap and separate mains fed chrome mixer shower over and concertina glazed shower screen. There are inset ceiling lights, extractor fan, part tiling to walls, wooden floor, chrome towel rail / radiator and Velux skylight.

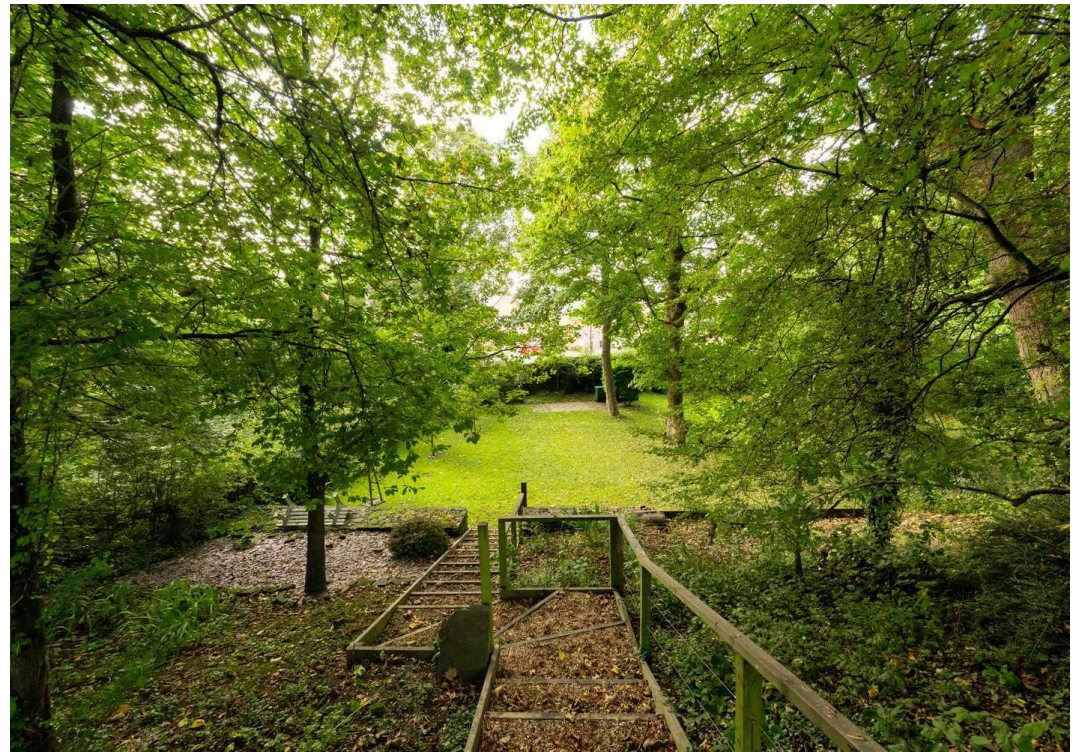




GARDEN

To the front of the home a sliding metal remote control operated gate opens onto tarmacked driveway providing off street parking for numerous vehicles leading to integral garage with roller shutter door. Also to the front is low maintenance gravelled area with shrubs this could potential be amended to create additional off-street parking if so desired. Directly to the front of the home is a stone flagged path which continues round the side of the home. The front is fully enclosed with perimeter walling and fencing with timber gate giving access to the side of the home and in turn reaching the rear garden. To the rear, a truly fantastic outside garden space this offers a huge variety of plants, shrubs and trees and is separated into numerous useable areas to give a variety of usable spaces. Immediately behind the home and accessed via twin French doors from the dining kitchen and lounge there is a extensive patio seating area with resin surface. Steps then descend to area with lawn, low maintenance gravelled space and raised planting area. From here there is also access to the under-house storage area, further steps with perimeter flowerbed and hardstanding for a greenhouse. We then arrive at an area of woodland with mature trees with steps descending down to the lower section. The lower section is lawned, perimeter hedging, fencing and walling and has mature trees with pedestrian access out via timber gate onto Redbrook Road. Please note that there is a right of access for Yorkshire water to reach service box this could be further fenced or screened off if so desired.





ADDITIONAL INFORMATION COUNCIL

The EPC Rating is C-75 and we are informed by the vendor that the property is

Freehold.

TAX BAND

D

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have 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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

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