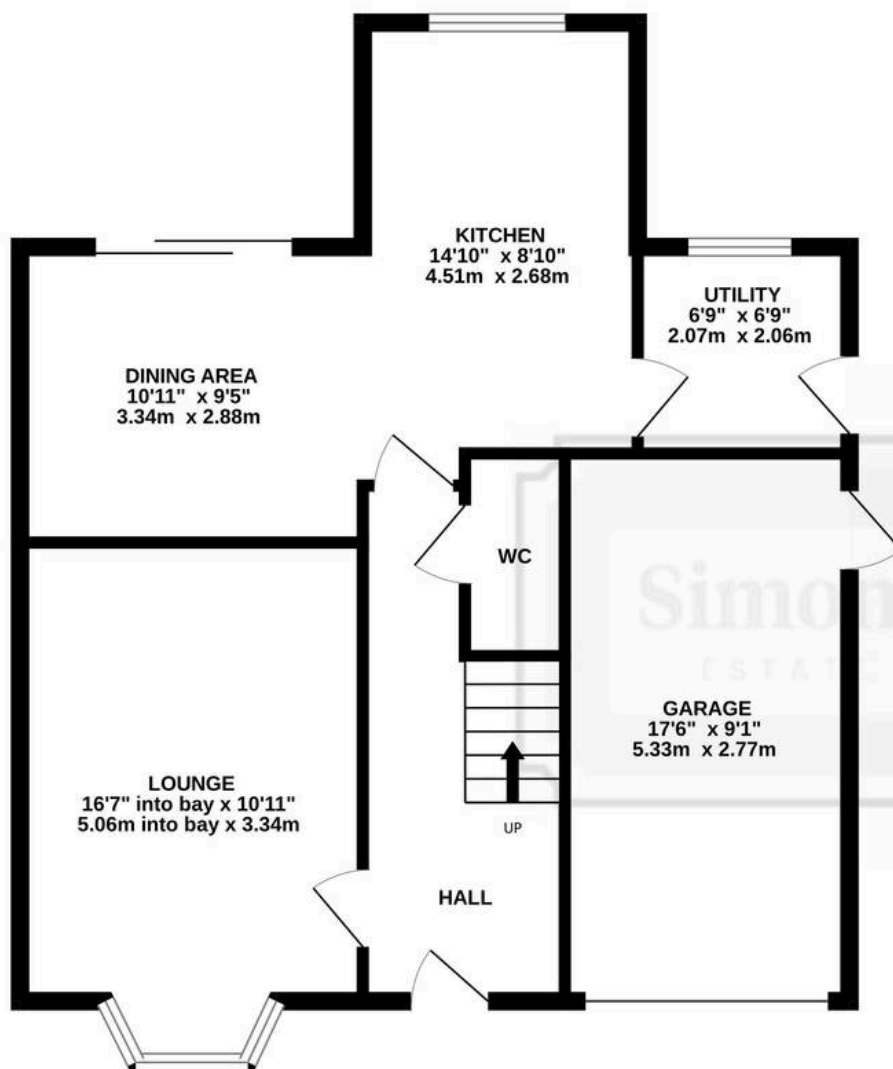




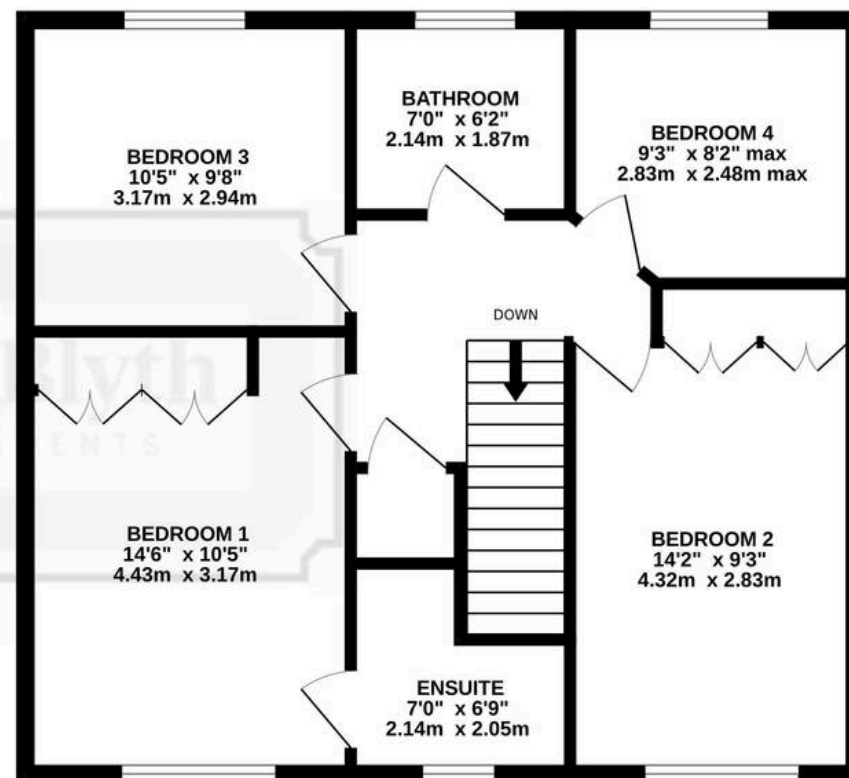
Wilbrook Rise, Redbrook, Barnsley
Barnsley

Offers around **£375,000**

GROUND FLOOR



1ST FLOOR



WILBROOK RISE

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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Wilbrook Rise

Redbrook, Barnsley

SITUATED TOWARDS THE TOP OF A QUIET CUL-DE-SAC, THIS LIGHT AND SPACIOUS FAMILY HOME HAS VIEWS FROM THE FRONT TOWARDS A WOODED AREA AND A PRIVATE, TIERED GARDEN TO THE REAR. THIS BEAUTIFUL FAMILY HOME OFFERS AN ARRAY OF INTERNAL SPACE RECENTLY RENOVATED TO A HIGH STANDARD.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- DETACHED HOUSE
- FOUR BEDROOMS
- VERY WELL PRESENTED
- OFF ROAD PARKING
- INTEGRAL GARAGE
- UTILITY
- POPULAR AREA
- VIEWS OVER BARNSELEY



ENTRANCE

Entrance gained via composite door with opaque and leaded windows into the hallway, with ceiling light, solid wood flooring, central heating radiator and staircase rising to first floor. Here we gain entrance to the following rooms.

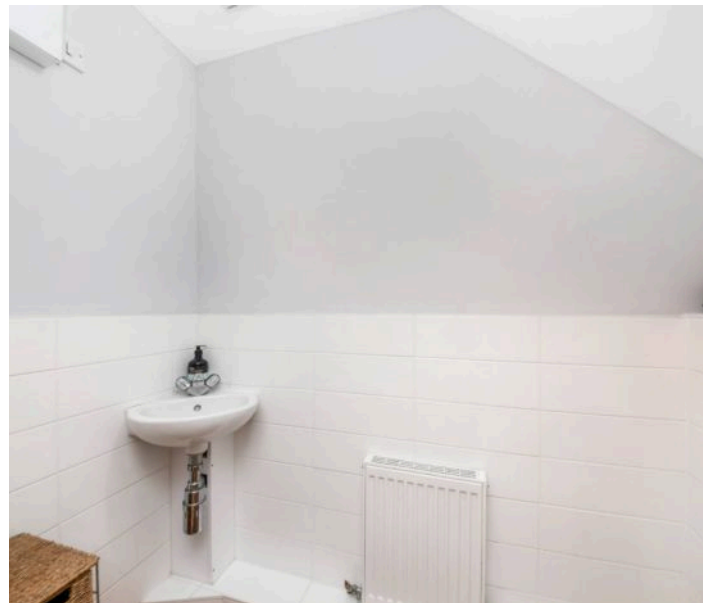
DOWNSTAIRS W.C

From the entrance hallway a wooden door opens through to the downstairs W.C, comprising of a low flush W.C, wall mounted basin with chrome mixer tap over, part tiling to walls, ceiling light and central heating radiator.

LOUNGE

16' 7" x 10' 11" (5.06m x 3.34m)

Accessed from the entrance hallway via a wood panelled door, natural light is gained via bay window to front with views overlooking the wooded area. The living room has solid wood flooring, single ceiling light, coving to the ceiling and two central heating radiators.



KITCHEN

14' 10" x 8' 10" (4.51m x 2.68m)

A well-proportioned dining kitchen with a continuation of the solid wood flooring. The kitchen itself has a range of wall and base units in a grey shaker style with wood effect laminate worktop. There is a integrated electric Zanussi oven with matching grill, four ring gas burner with stainless steel extractor fan over. Integrated slimline dishwasher, integrated fridge /freezer and sink with mixer tap over and drainer. The room has a ceiling light with spotlights, recessed LED lights under the wall cupboards, central heating radiator, tiled splashbacks, breakfast bar seating area and uPVC double glazed window overlooking the rear garden.

DINING AREA

10' 11" x 9' 5" (3.34m x 2.88m)

The dining area itself has a ceiling light, contemporary style vertical radiator and sliding doors which lead to the rear of the property.

UTILITY ROOM

6' 9" x 6' 9" (2.07m x 2.06m)

From the kitchen a wood panelled door leads through to the utility room and has a continuation of the wall and base units in a grey shaker style with wood effect laminate worktop. The room itself has plumbing for a washing machine, stainless steel sink with chrome mixer tap over, ceiling light, central heating radiator, uPVC double glazed window and uPVC double glazed door leading to the side of the property. Here we also find the house boiler.





FIRST FLOOR LANDING

From the entrance hall a staircase rises to the first-floor landing with spindle balustrade, ceiling light, access to loft via a hatch and access to the airing cupboard. Here we gain entrance to the following rooms.

BEDROOM ONE

14' 6" x 10' 5" (4.43m x 3.17m)

A front facing double bedroom with an abundance of natural light gained via uPVC double-glazed window with views overlooking the wooded area and surrounding countryside. The room has a ceiling light, built in wardrobes, central heating radiator and access to en suite.

EN SUITE

A three-piece white suite comprising of; low level W.C, basin sat within vanity unit with chrome mixer tap over and a walk in shower with chrome mixer shower within, with separate handheld attachment. There are inset ceiling spotlights, part tiling to walls, tiled floor, chrome towel rail / radiator and obscure uPVC double glazed window.

BEDROOM TWO

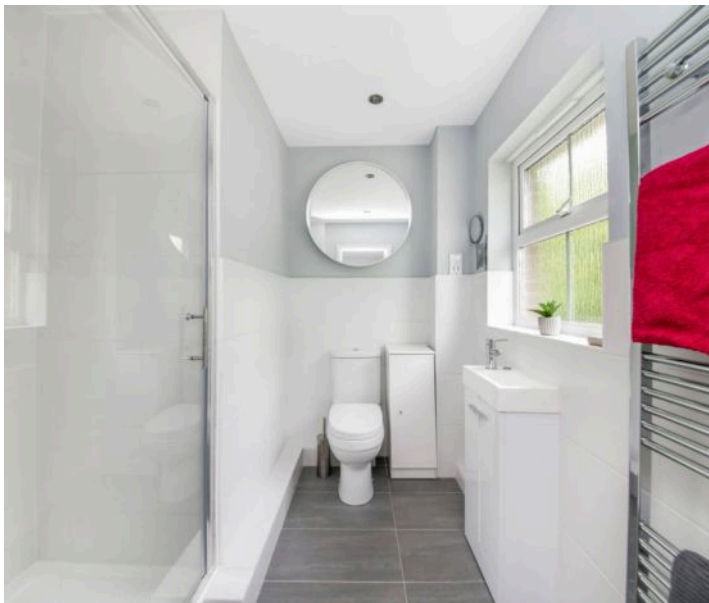
14' 2" x 9' 3" (4.32m x 2.83m)

A further double bedroom, enjoying a high degree of natural light via uPVC double glazed window to front. The room has a ceiling light, built in wardrobes and central heating radiator.

BEDROOM THREE

10' 5" x 9' 8" (3.17m x 2.94m)

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window overlooking the rear garden.



BEDROOM FOUR

9' 3" x 8' 2" (2.83m x 2.48m)

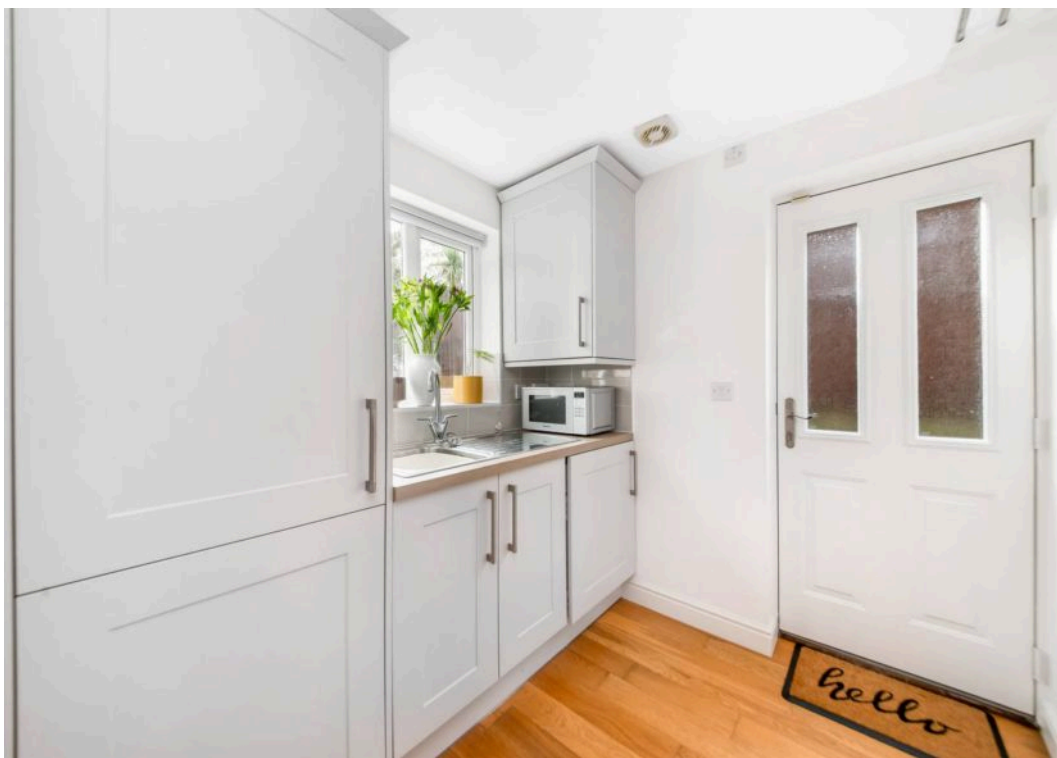
Currently used as a home office but would also easily accommodate bedroom furniture if required. The room has a ceiling light, central heating radiator and uPVC double glazed window to rear.

BATHROOM

7' 0" x 6' 2" (2.14m x 1.87m)

Comprising of a three-piece white suite in the form of; low flush W.C, basin sat within vanity unit with chrome mixer taps over, bath with chrome mixer taps and waterfall shower over with separate handheld attachment and glazed shower screen. There are inset ceiling spotlights, part tiling to walls, tiled floor, extractor fan and obscure uPVC double glazed window.





GARDEN

To the front of the property is a block paved driveway providing off street parking for two cars, and to the side is also a easy to maintain lawn and small border area. The block paving continues down the side of the property in turn leading to the rear garden. Tiered and separated into three different areas, the lower tier is a low maintenance seating area with gravel and paving slabs. From here steps ascend to the second tier which is a well maintained lawned area with a further flagged patio seating area. Raised above the lawned area is a low maintenance planter area with a mixture of shrubs and trees. The garden is fully enclosed with perimeter walling and fencing thus creating privacy.

INTEGRATED GARAGE

The property benefits from having an integrated garage, which has lighting and power points as well as a type two electric car charging point. The garage has a up and over door to the front and to the rear is a uPVC and double-glazed door leading to the side of the property.





ADDITIONAL INFORMATION

The EPC is a C-76 and the council tax band is E, and we are informed by the vendor that the property is Freehold.

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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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

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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



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