

26 Wood View Lane,  
Redbrook S75 2RQ

OFFERS AROUND  
£550,000



OCCUPYING A TUCKED AWAY ENVIABLE POSITION WITH FAR REACHING VIEWS TO THE FRONT, THIS STUNNING FIVE BEDROOM PROPERTY IS IMMACULATELY PRESENTED AND OFFERS FLEXIBLE ACCOMMODATION OVER TWO FLOORS. IT BENEFITS FROM A FABULOUS LIVING DINING KITCHEN, A LANDSCAPED GARDEN, A GARAGE CONVERSION AND GATED OFF ROAD PARKING FOR MULTIPLE VEHICLES.  
FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING: TBC

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 5'10" x 21'0" max**

You enter the property through a modern composite door to be greeted by the most welcoming entrance hallway which has been stylishly designed to create a real feeling of grandeur. Real attention has been paid to detail from the wood effect flooring running underfoot to the black painted woodwork and contemporary lighting. A large double cupboard provides storage for coats and shoes. Doors lead to the two ground floor bedrooms, lounge and the living dining kitchen.



### **BEDROOM FIVE 11'6" x 9'11" max**

Positioned to the front of the property with a window offering fantastic views, this room is currently used as a salon workspace by the current owners but offers the versatility of being a downstairs double bedroom or extra reception room/snug. There is practical wood effect laminate flooring running underfoot and a pendant light fitting. A door leads into the entrance hallway.

### **BEDROOM FOUR 11'7" x 12'0" max**

This neutrally decorated double bedroom sits to the rear of the property with a large window looking out into the garden. There are spotlights to the ceiling and wood effect laminate flooring. Doors lead to the ensuite shower room and hallway.



#### **ENSUITE SHOWER ROOM 2'10" x 7'10" max**

This contemporary ensuite shower room is fully tiled with grey marble effect tiles to the walls and contrasting polished grey porcelain tiles underfoot. It is fitted with a white low level toilet, a wall mounted hand wash basin and a step in shower enclosure with a thermostatic mixer shower within. A PVC cladded ceiling with spotlights and a chrome heated towel rail complete the room. An obscure window allows natural light to flood in and a door leads to the bedroom.

#### **LOUNGE 14'8" x 19'7" max**

Located to the front of the property and enjoying far reaching views from its bay window, this stylish lounge has panelling to one wall and a contemporary pebble electric wall mounted fire as a focal point. Wood effect laminate flooring runs underfoot and a fabulous contemporary ceiling light steals the show. There is ample space to accommodate lounge furniture creating the perfect haven for relaxing in the evenings. A door leads through to the entrance hallway.



### **LIVING DINING KITCHEN 26'4" x 17'2" max**

Flooded with natural light from windows to dual aspects and also a set of bifold doors which open to the garden, this chic living dining kitchen really is the heart of the home having a superb kitchen area and also not only space for a generous dining table but also room to accommodate lounge furniture allowing multi functionality. This beautifully designed striking kitchen is fitted with matt black units with coordinating matt black granite worktops and upstands and a black FRANKE integrated sink with mixer tap over, a central island unit offers extra cupboard storage and food preparation space along with an informal dining solution. Cooking facilities have not been scrimped on either with a large BOSCH induction hob fitted into the island unit and a matching electric fan oven and integrated microwave too. Integrated appliances include a dishwasher. Practical grey LVT runs underfoot and continues through into the utility room and decorative black radiators complete the scheme. Doors lead to the entrance hallway and utility room.





### **UTILITY ROOM 7'1" x 9'6" max**

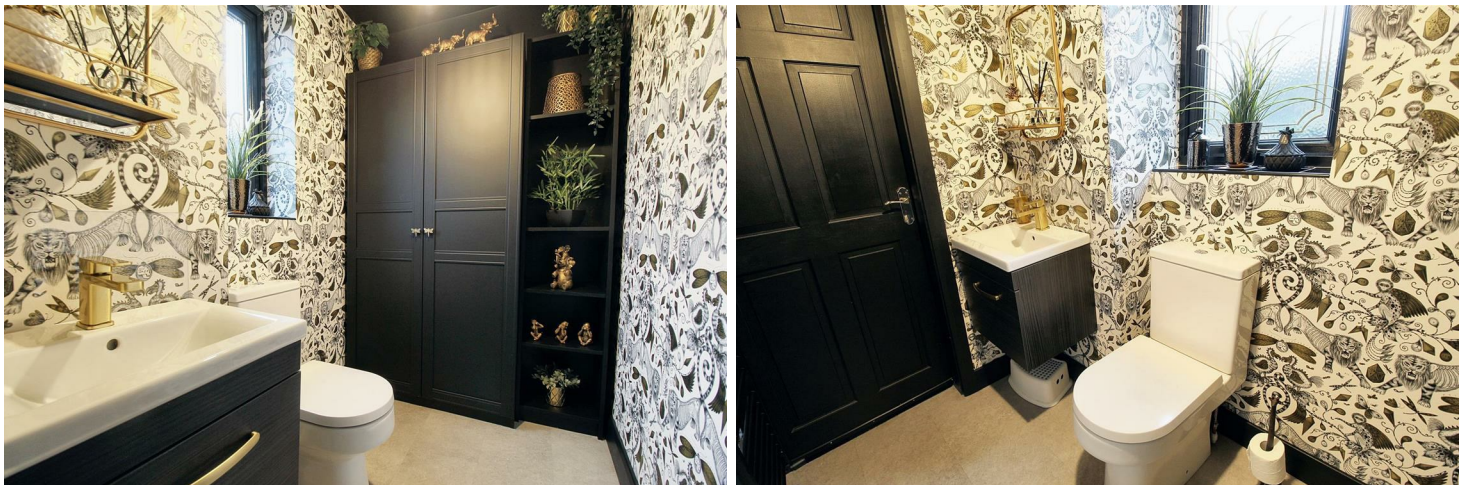
Continuing the same theme from the kitchen, this utility room is fitted with matt black base and wall units with spaces and plumbing for a washing machine and tumble dryer and grey LVT flooring underfoot. A cupboard houses the property's boiler and there is room for a large American fridge freezer. A window allows natural light to enter, an exterior door gives access to the rear garden and doors lead to the drying room, guest W.C. and living kitchen.

### **DRYING ROOM 4'3" x 4'10" max**

Usefully located just off the utility room this room is used for drying clothes as it has a heat source from the properties mains pressure hot water cylinder. There is space for storing household items and this could easily be a cloakroom space.

### **GUEST W.C. 4'10" x 7'1" max**

This striking boutique style guest W.C. is immaculately presented with charcoal fitted units for storage, a coordinating vanity unit with an integral basin with brass taps and drawers beneath and a low level W.C.. A glass splashback behind the basin and a black heated towel radiator complete the look. A door leads into the utility room.



### **FIRST FLOOR LANDING 21'1" x 3'6" max**

A carpeted staircase with a black painted balustrade ascends from the entrance hallway to the first floor landing which is just flooded with natural light from a Velux skylight on the stairs. the landing runs the length of the property and is lit by spotlights to the ceiling. Two large cupboards offer storage for household items or extra wardrobe space. Doors lead to the three first floor bedrooms and house bathroom.

### **BEDROOM TWO 15'1" x 11'8" max**

Light and airy courtesy of dual aspect windows, this double bedroom has the added benefit of fitted sliding wardrobes offering a great amount of built in storage. The room has neutral décor and wood effect laminate flooring underfoot. A hatch provides access to the loft and a door leads to the landing.



### **BEDROOM ONE 14'11" x 15'4" max**

This charming generous double bedroom has sloping ceilings which add to its appeal and it has an air of luxury having carpet underfoot. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.



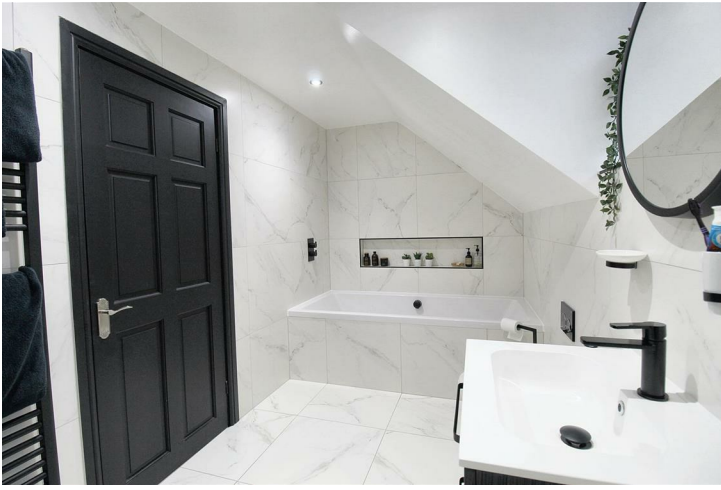
### **BEDROOM THREE 15'1" x 13'6" max**

Benefitting from windows to dual aspects this third first floor bedroom is of generous proportions and has an abundance of space for items of freestanding bedroom furniture. Wood effect laminate flooring runs underfoot and a spotlight bar lights the room. A door leads to the landing.



### **BATHROOM 6'2" x 13'4" max**

Tastefully designed to maximise the space on offer, this gorgeous monochrome bathroom has the perfect ambiance for a relaxing bath or refreshing shower. Fully tiled with large white marble effect tiles which continue underfoot, the bathroom benefits from a white suite comprising of a deep bath concealed tap fittings and useful tiled alcoves for bathroom essentials, a black wall mounted vanity unit with drawers for storage and integral wash basin, a concealed cistern W.C. and a walk in shower enclosure fitted with a black waterfall shower with an additional hand held shower attachment. An obscure window allows natural light to enter and a door leads to the landing.



### CONVERTED GARAGE / GAMES ROOM

This detached garage has been converted into the most amazing games space with a bar area and fitted matt black base units to one side. It has light and power and a composite door.



### REAR GARDEN

The property benefits from a wrap around garden, there is space to the side of the property which is currently used as a play area and to the rear is a stunning landscaped space which has been landscaped to incorporate planted areas with patios and artificial turf creating a low maintenance environment just perfect for entertaining and al fresco dining in the summer months.



## **FRONT & PARKING**

Electric security gates to the front of the property hide a secure driveway with parking for multiple vehicles and give the property extra privacy. There is an electric vehicle charging point. The property benefits from the converted garage which sits to one side.

### **~ Agent 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 ~**

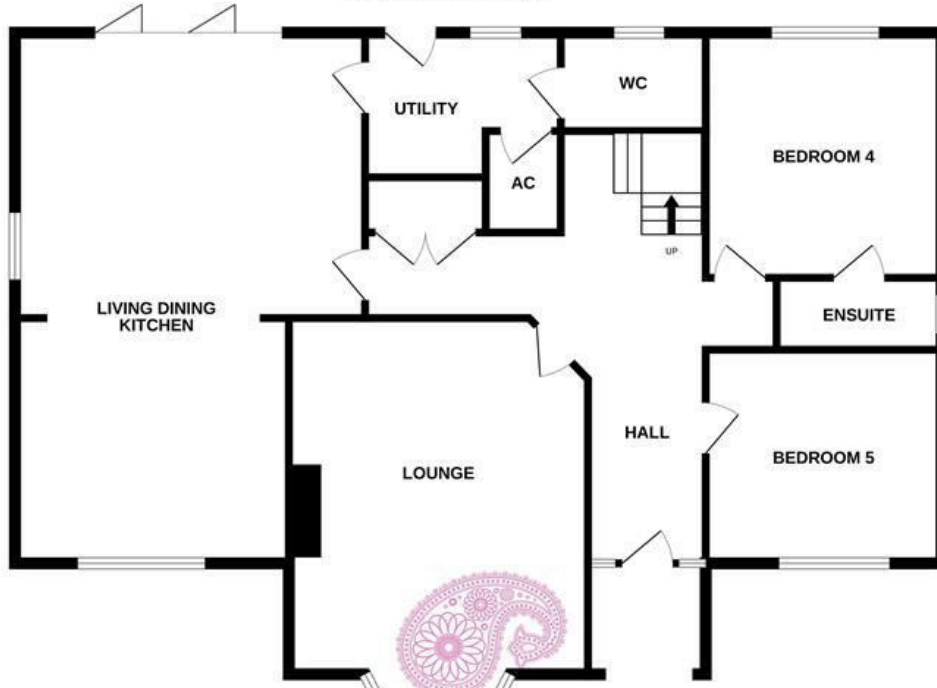
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

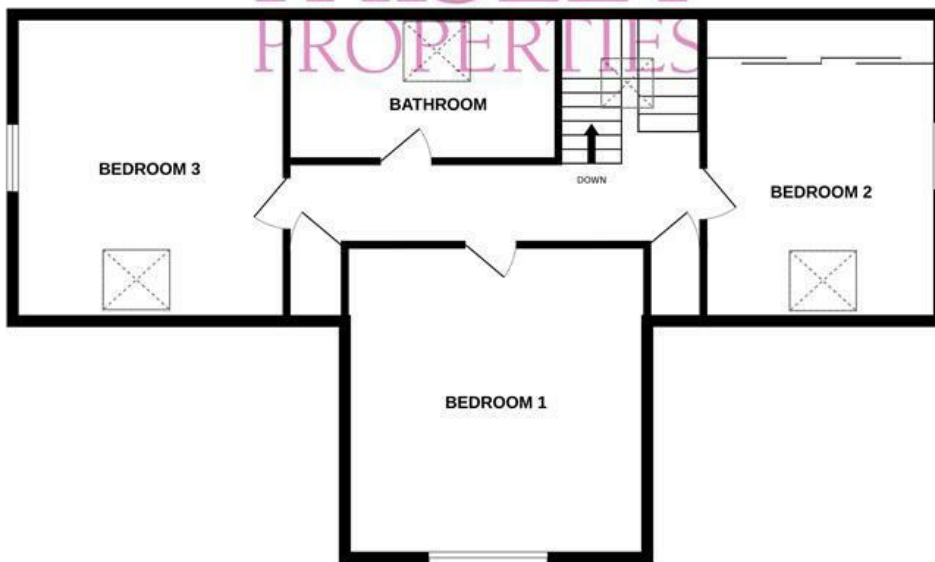
### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

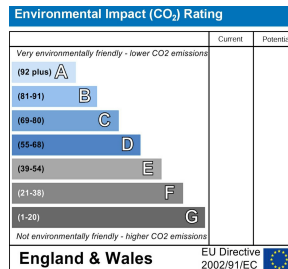
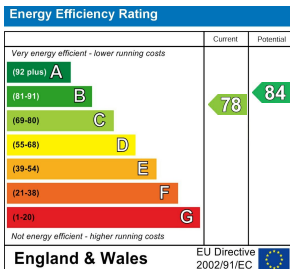
GROUND FLOOR



1ST FLOOR



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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