

45 Ripley Grove,  
Redbrook S75 2RX

£385,000



**\*\* NO ONWARD CHAIN\*\* THIS FABULOUS FOUR BEDROOM DETACHED FAMILY HOME COMMANDS PRIME POSITION AT THE HEAD OF A CUL DE SAC. IT BOASTS SPACIOUS ROOM SIZES THROUGHOUT PRESENTED TO A GOOD STANDARD WHILST EXTERNALLY IT BENEFITS FROM A REAR ENCLOSED SOUTH EAST FACING GARDEN AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: C**

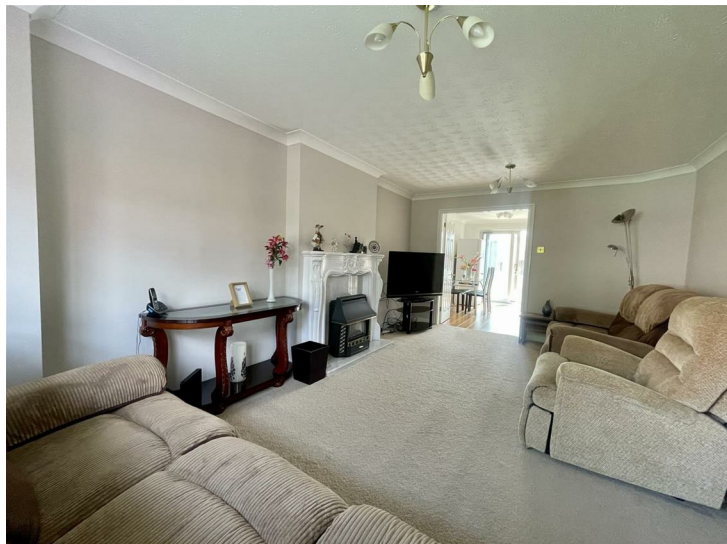
PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 3'1" x 24'4"**

You enter the property through a part glazed composite door into a welcoming generous hallway which has practical wood effect laminate flooring underfoot. A carpeted staircase with a wooden painted balustrade leads to the first floor. Two sets of double doors lead to the lounge and breakfast kitchen and internal doors lead to the downstairs W.C. and study.

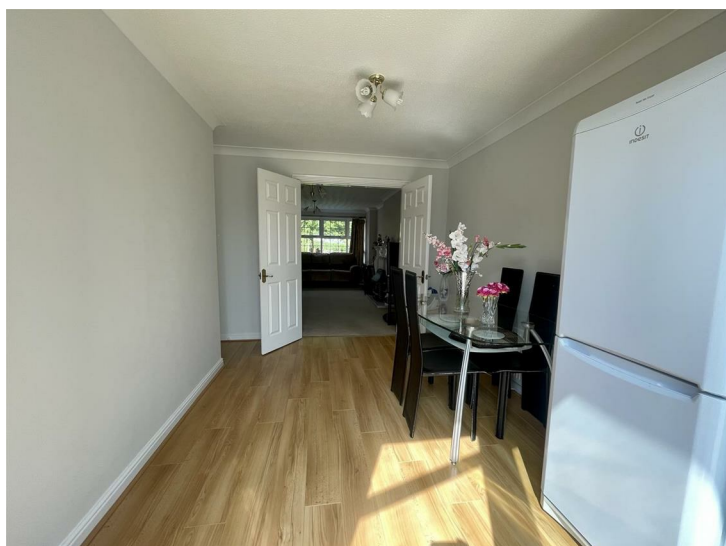
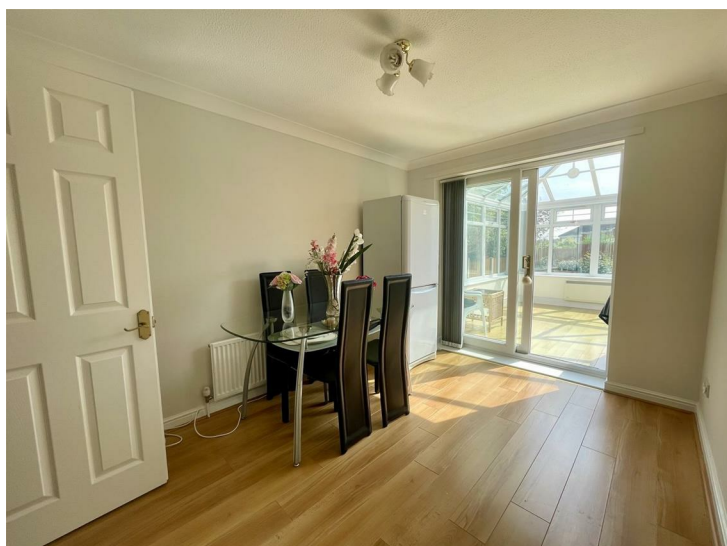
### **LOUNGE 11'8" x 19'2" max**

Positioned to the front of the property with a large window looking out onto the front garden and quiet cul de sac beyond, this spacious lounge has a gas fire in an ornate plaster and marble surround as a focal point, There is ample space for items of lounge furniture and double doors open to both the hallway and the dining room creating a fantastic entertaining space.



### **DINING ROOM 8'9" x 11'8" max**

Perfectly sandwiched between the breakfast kitchen and the lounge, this formal dining space has practical wood effect laminate flooring underfoot. Sliding patio doors allow natural light to flood in and give access to the conservatory. A door leads to the kitchen and a set of double doors open up to the lounge making a fantastic space for accommodating guests.



### **CONSERVATORY 12'1" x 8'11" max**

This fabulous addition to the property offers a great place to relax and enjoy views of the garden, it has dwarf walls, a clear glass roof and glazing to all sides. There is wood effect laminate flooring underfoot and vertical blinds to create privacy and offer shade on sunny days. A sliding door leads into the dining room and a set of French doors lead out to the garden.



### **DINING KITCHEN 15'4" x 13'7"**

This L-shaped modern kitchen is located towards the rear of the property with a window looking out into the garden. It is fitted with a variety of white gloss base and wall units to both the kitchen and the dining area, black slim profile granite worktops, upstands and an inset stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of a five burner gas hob with a stainless steel canopy hood over and an electric oven. Integrated appliances include a tall fridge freezer and a dishwasher and there are spaces and plumbing for a washing machine and tumble dryer. There is ample space for a small breakfast table. Sparkly white quartz tiles adorn the floor and spotlights to the ceiling finish off the room. A part glazed exterior door leads to the garden, an internal door leads to the dining room and double doors open right up to the hallway.





**DOWNSTAIRS W.C. 3'2" x 6'11" max**

This practical guest W.C. is fitted with a white low level W.C. and matching pedestal wash basin. An obscure window allows natural light to enter. A door leads to the hallway.



**STUDY 9'5" x 7'9" max**

Converted from the original garage with a front facing window, this versatile room offers a multitude of options from an office, home workspace, gym or playroom. A sliding door leads to the interconnecting accessible shower room and a door leads to the hallway.

### **SHOWER ROOM 8'0" x 7'1" max**

Accessed through the study, this practical downstairs shower room is partially tiled to the shower area and has non slip flooring underfoot. It is fitted with a low level W.C., wall mounted hand wash basin with mixer tap. The room is accessorised with a mirror bathroom cabinet, chrome heated towel radiator and a shaver point. A cupboard to one corner houses the property's central heating boiler. A sliding door leads into the study.

### **FIRST FLOOR LANDING 9'6" x 6'3"**

Just flooded with natural light from a side facing obscure window on the staircase, the first floor landing is accessed via a staircase from the hallway. Carpet runs underfoot and two ceiling lights illuminate the space. Doors lead to the four bedrooms and house bathroom.

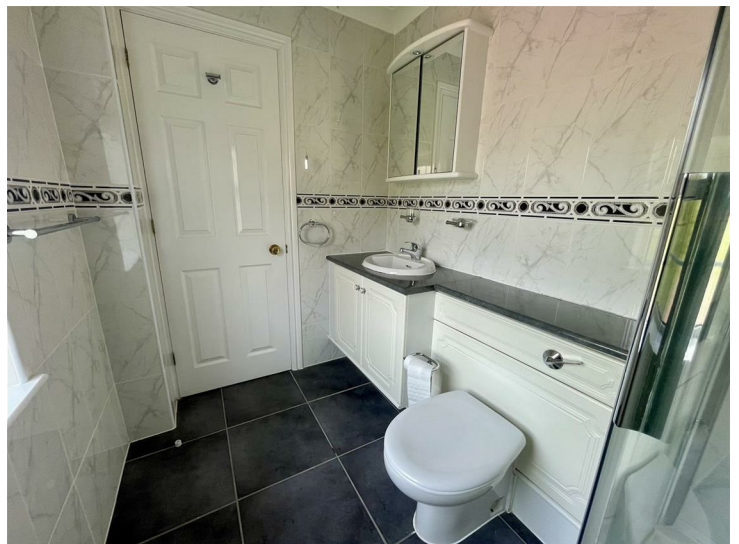
### **BEDROOM ONE 15'3" x 10'10" max**

This impressive bedroom has three arched windows offering views of the cul de sac and allowing an abundance of natural light to enter. The room boasts built in wardrobes and a fitted dressing table with mirror over. Carpet runs underfoot and a central light fitting completes the look. Doors lead to the ensuite and landing.



### **ENSUITE 5'6" x 8'6" max**

This generous ensuite shower room is fitted with vanity style furniture incorporating a hand wash basin with mixer tap, cupboards and a concealed cistern low level W.C.. A large quadrant step in shower enclosure is equipped with a thermostatic mixer shower. The room is fully tiled with monochrome tiles and grey ceramic tiles run underfoot. A chrome heated towel rail and spotlights complete the scheme. A door leads to the bedroom.



### **BEDROOM TWO 10'5" x 12'9" to wardrobes**

This double bedroom can be found to the rear of the property with a large window overlooking the garden. Wood effect laminate flooring runs underfoot and there is ample space for freestanding bedroom furniture besides the practical built in wardrobes to one wall. A door leads to the landing.



### **BEDROOM THREE 8'3" x 8'9"**

Again located to the rear with a window overlooking the garden, this double bedroom has a built in wardrobe offering a good amount of storage. There is wood effect laminate flooring underfoot. A door leads to the landing.



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

This fourth bedroom is used as an office by the current owners but would comfortably accommodate a single bed and other associated items of bedroom furniture. Practical wood effect laminate flooring runs underfoot. A door leads to the landing.

#### **BATHROOM 4'11" x 8'5"**

This contemporary bathroom is fitted with a white vanity style bathroom suite incorporating cupboards with a hand wash basin with mixer tap and a concealed cistern low level W.C. A bath with chrome taps is equipped with a thermostatic mixer shower, protective shower screen and curtain. The room is fully tiled with grey and white marble effect tiles with a black mosaic border and grey ceramic tiles run underfoot. Spotlights to the ceiling and a chrome heated towel rail complete the scheme. An obscure window allows natural light to enter and a door leads to the landing.



### **REAR GARDEN**

This wonderful south facing garden is bursting with potential, currently being mainly laid to lawn with established flower beds planted with shrubs to the perimeter. A path leads to the front of the property via a gate.



### **FRONT & PARKING**

To the front of the property is a lawned garden with a beautiful well established tree offering privacy. A driveway provides parking for two vehicles.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY COUNCIL - BAND E

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas boiler & central heating

\*Broadband & Mobile - Currently with Virgin for broadband

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE KNOWN

PROPERTY ACCESSIBILITY & ADAPTATIONS: DOWNSTAIRS ACCESSIBLE SHOWER ROOM.

COAL AND MINEFIELD AREA: BARNESLEY IS HISTORICALLY A MINING AREA

### **~ 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.

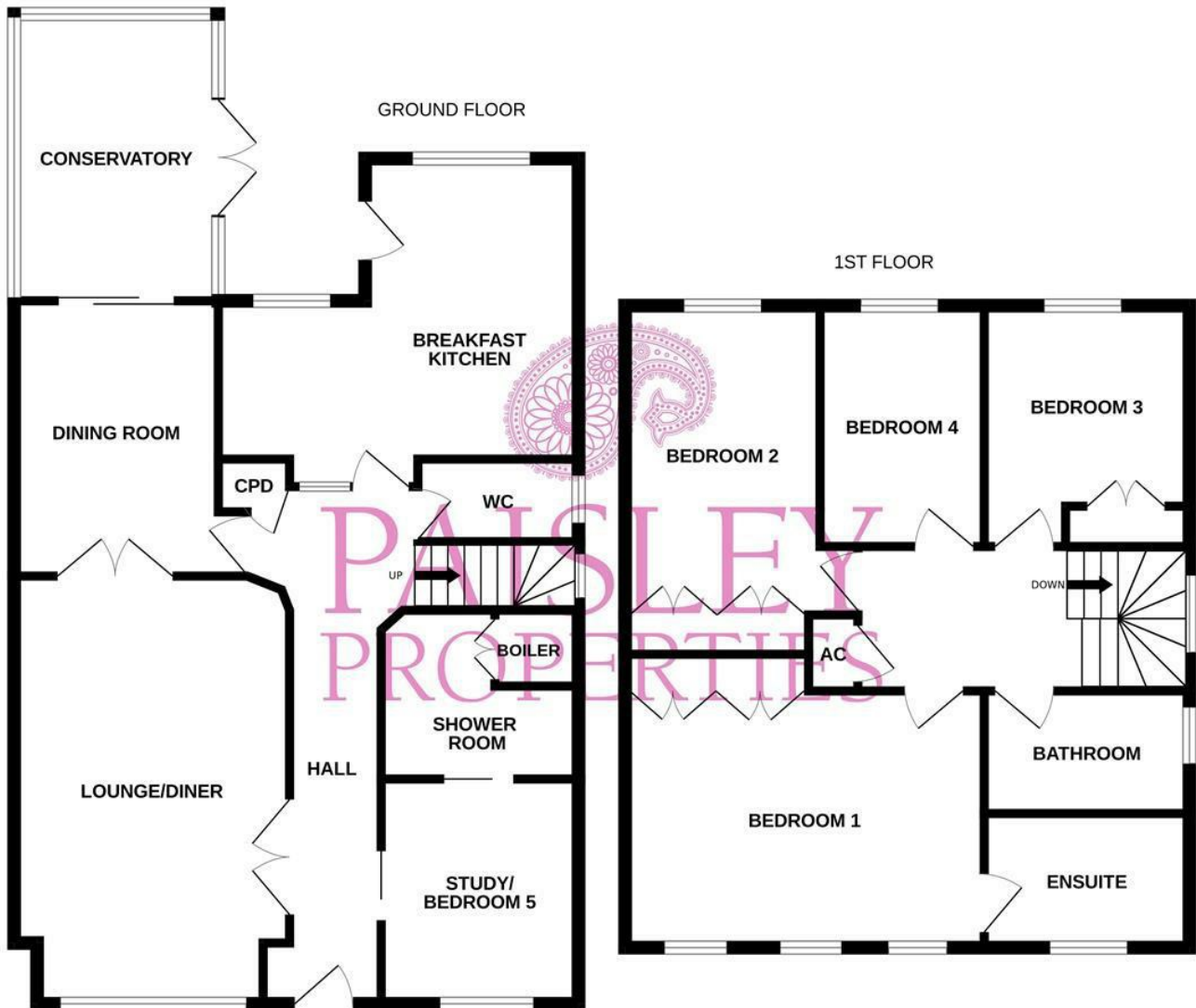
### **~ Paisley Mortgages ~**

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.

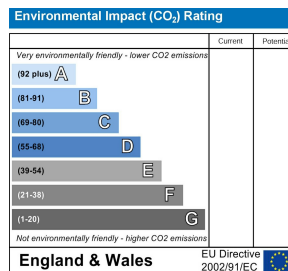
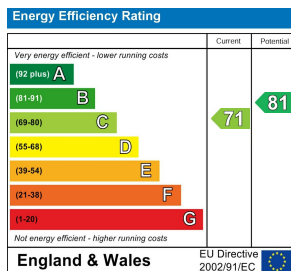
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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 for a free, no obligation quote or for more information.



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 ©2024



[www.paisleyproperties.co.uk](http://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

