

1 Westbury Close,
Redbrook S75 2RZ

OFFERS AROUND
£215,000



THIS FABULOUS TWO BEDROOM SEMI-DETACHED PROPERTY IS TASTEFULLY DECORATED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION WITH THE ADDED BENEFIT OF A CONSERVATORY EXTENSION AND A WELL CARED FOR PRIVATE ENCLOSED REAR GARDEN.
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

KITCHEN 11'7" x 12'2"

You enter the property through a white uPVC door into a lovely welcoming spacious kitchen which has a front facing window allowing natural light to flood in and offering views out onto the quiet cul de sac. The kitchen is fitted with maple effect base and wall units, black gloss laminate worktops, black mosaic tiled splashbacks and a round single bowl stainless steel sink and drainer with mixer tap. Appliances include a freestanding electric cooker with a concealed extractor fan over, a silver washing machine and a three quarter height silver fridge freezer. There would be space to accommodate a modest dining table if so desired. Practical maple effect laminate flooring runs underfoot and spotlight light fittings finish off the room nicely. There is a low level under stairs storage cupboard, perfect for shoes. A carpeted staircase with a striking white and oak balustrade ascends to the first floor landing and a glazed door leads to the lounge.



LOUNGE 16'4" x 11'8" max

Located towards the rear of the property with a set of French doors which open onto the garden and allow an abundance of natural light into the room, this spacious lounge is neutrally decorated and has a modern monochrome fireplace with a satin chrome electric fire with pebbles as a lovely focal point. There is plenty of room to accommodate lounge furniture. Glazed doors lead to the conservatory and kitchen.



CONSERVATORY 9'1" x 14'10" max

This fabulous addition to the property offers a really light and airy versatile space which can be used as an extra living room, dining room or a hobby space. It has practical wood effect laminate flooring underfoot and wall lights to light the room. French doors open to the garden terrace and a glazed door leads to the lounge.



FIRST FLOOR LANDING 6'0" x 5'4" max

A carpeted staircase ascends to the first floor landing which has a hatch giving access to the loft and doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 11'8" x 10'6" max

Positioned to the rear of the property with two windows offering views of the garden and the surrounding countryside, this spacious double bedroom is tastefully decorated and benefits from fitted maple effect wardrobes and drawers to one wall. A door leads to the landing.



BEDROOM TWO

This L-shaped neutrally decorated bedroom has fitted maple effect bedroom furniture and space to accommodate a double bed. A built in cupboard houses the property's hot water cylinder. A front facing window looks out over the quiet street below and a door leads to the landing.



BATHROOM 5'4" x 8'11" max

This striking contemporary bathroom is fitted with gloss white vanity furniture with contrasting black tops which incorporate a low level W.C., an integral hand wash basin and a range of cupboards for storage. A white bath with an electric shower over and a concertina glass shower screen sits to one end. The room is partially tiled with monochrome tiles and there are black ceramic floor tiles underfoot. A mirror over the wash basin, spotlights to the ceiling and a chrome heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.



GARDENS

The property sits on a generous plot, with a beautiful well cared for garden which has well established shrubs planted in the borders, a good size lawn and a fabulous raised terrace adjacent to the house which offers a perfect place for garden furniture and dining al fresco. The garden continues round the side of the property with a paved path leading towards the front where there are double gates which open to the drive. A shed offers a great place for storing garden equipment and a small low height door offers access to the storage space under the conservatory.



FRONT & PARKING

To the front of the property is a printed concrete driveway offering parking for several vehicles with attractive well established shrubs to the perimeter.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY COUNCIL - BAND B

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas Central Heating

*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD 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 ~

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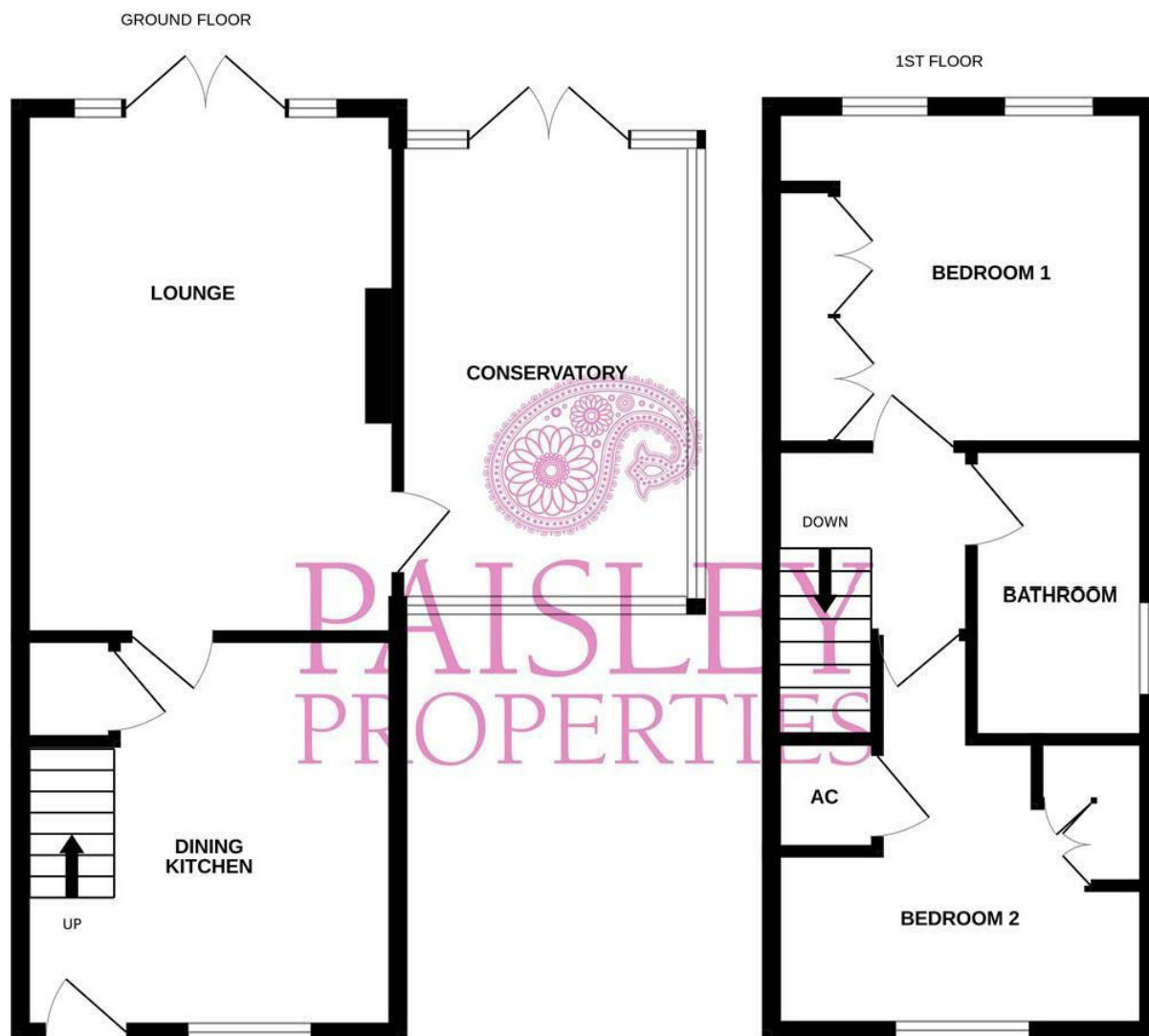
~ Paisley Mortgages ~

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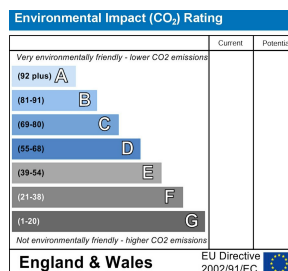
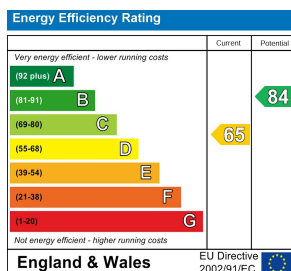
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~ Paisley Surveyors ~

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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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