

79 Roehampton Rise,  
Ardley S71 5BW

OFFERS IN THE REGION OF  
£180,000



**\*\*NO ONWARD CHAIN\*\*** RIPE FOR REFURBISHMENT, THIS THREE BEDROOM SEMI DETACHED PROPERTY IS JUST BURSTING WITH POTENTIAL AND BENEFITS FROM GAS CENTRAL HEATING, uPVC DOUBLE GLAZING HAVING A LARGE CONSERVATORY, LOFT ROOM AND GENEROUS GARAGE WHICH IS PARTIALLY CONVERTED. THERE IS A BLOCK PAVED DRIVEWAY, GARDEN TO THE FRONT AND PATIO TO THE REAR.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 15'10" x 5'10"**

You enter the property through a composite part glazed door with glazed panel to the side bringing in plenty on natural light. There is laminate flooring, panelled walls, decorative coving, a double radiator and modern, square ceiling rose with hanging square lights, a feature that continues through the property. There is a door which leads to the separate kitchen, a door to the lounge and the rest of the ground floor accommodation and a carpeted staircase leading the first floor landing.



### **LOUNGE 14'8" x 10'11" max into recess**

Located at the front of the property, this generous sized lounge has a inset fireplace with electric fire, uPVC double glazed bay window to the front, single radiator with cover, laminate flooring and modern ball and spoke lighting to the ceiling. There is an open doorway to the dining area with glass brick panels and a door leads to the hallway.





### **DINING AREA 10'7" x 8'0"**

This useful space is situated at the rear of the property and has French doors giving access to the conservatory. There is laminate flooring, single radiator with cover, coving to the ceiling and a light fitting matching the one in the lounge. There is an opening to the lounge with glass brick panels.

### **KITCHEN**

Located at the rear of the property and separate from the other accommodation, this modern kitchen has a range of wood effect wall and base units with complimentary rolled worktops and inset one and half bowl sink with swan neck mixer tap and tiled splashbacks. There are integrated appliances including the eye level double electric oven, gas hob and pull out extractor fan, dishwasher and washing machine. There is space for an American style fridge freezer, inset ceiling spotlights, uPVC double glazed window looking into the conservatory, tiled flooring and inset spotlights to the ceiling. There is a meter/storage cupboard and a stable style uPVC door with glass panel leading to the side. An internal doors leads to the hallway.





**GARDEN ROOM 13'10" x 13'3"**

This large conservatory style garden room has uPVC double glazed windows, two double radiators with covers, a tiled floor and uPVC doors leading to the side and rear with steps into the rear patio. There are power sockets, a light fitting and French doors lead back into the dining space.

**LANDING 8'2" x 6'3"**

A staircase ascends from the hallway to the first floor landing which has a store cupboard, uPVC double glazed window to the side with obscure glass, modern light fitting matching the hallway and doors leading to the three bedrooms and house bathroom.





**BEDROOM ONE 13'4" to rear of robes x 11'5" to rear of robes**

Situated at the front of the property, this good size double bedroom has a great range of fitted wardrobes consisting of 2 doubles, 2 singles and overhead storage plus a dressing table with drawers. There is a uPVC double glazed window to the front, carpet flooring, single radiator and a modern light fitting matching the hallway one. An internal door leads to the landing.

**BEDROOM TWO 12'1" x 8'3"**

Located at the rear of the property, this second double bedroom has a uPVC double glazed window to the rear overlooking the rear patio, laminate flooring and single radiator. There is a walk-in, understairs cupboard, a modern light fitting matching the other double bedroom and an internal door gives access to the staircase leading to the loft room. An internal door leads to the landing.





**BEDROOM THREE 9'10" x 6'3"**

Situated at the front of the property, this single bedroom has a uPVC double glazed window to the front, single radiator and laminate flooring. There is a bulk head shelf and an internal door leads to the landing.





**BATHROOM 8'0" x 6'2"**

This modern bathroom is fitted with a white three piece suite comprising of a wood effect panel bath with twin showers off the mixer taps, vanity wash unit with sink, storage and close coupled WC. There is a chrome ladder towel radiator, tiled flooring and tiling to the walls in addition to the low maintenance panelling to the shower area and ceiling which also has inset spot lighting. There is a uPVC double glazed window to the side with obscure glass and an internal door leads to the landing.





**LOFT ROOM 19'1" x 11'8" floor space, limited hedroom**

Excellent additional space and adding to the overall potential of this property, having carpet flooring, Velux window, power sockets and light fitting. There is access to under eaves storage and a carpet staircase with door at the base leading to the second bedroom.





## **FRONT AND GARDEN**

There is a lawn garden to the front with mature shrubs and plants and a block paved driveway that leads to the garage with a store cupboard on the side of the house housing the combination boiler. The rear garden is made up of low maintenance patio areas on different levels, enclosed by brick and stone walls and having a raised flower bed at the top. Being elevated, the top area attracts the afternoon and evening sun and there is a pleasant wooded outlook to the rear.





### **GARAGE 12'5" x 10'0" including shower room**

First part of the partially converted garage and another glimpse of the potential this property offers. There is power and light, kitchen units with worktop and an up and over door. Doors lead to the shower room and store room.



### **SHOWER ROOM 6'2" x 2'10"**

Partially finished this room has a wall mounted sink, low level WC and shower tray with two water pipes protruding and ready for a shower fitting. An internal door leads to the garage.





### **STORE ROOM**

Located at the rear of the garage, this additional space has been used as a TV room previously. It has four double power sockets, one single power socket and inset spotlights to the ceiling. An internal door leads back to the garage.



**~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley B

PROPERTY CONSTRUCTION: Brick

PARKING: Driveway

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile - Ultrafast Broadband available/check with your mobile supplier for the coverage

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic 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 ~**

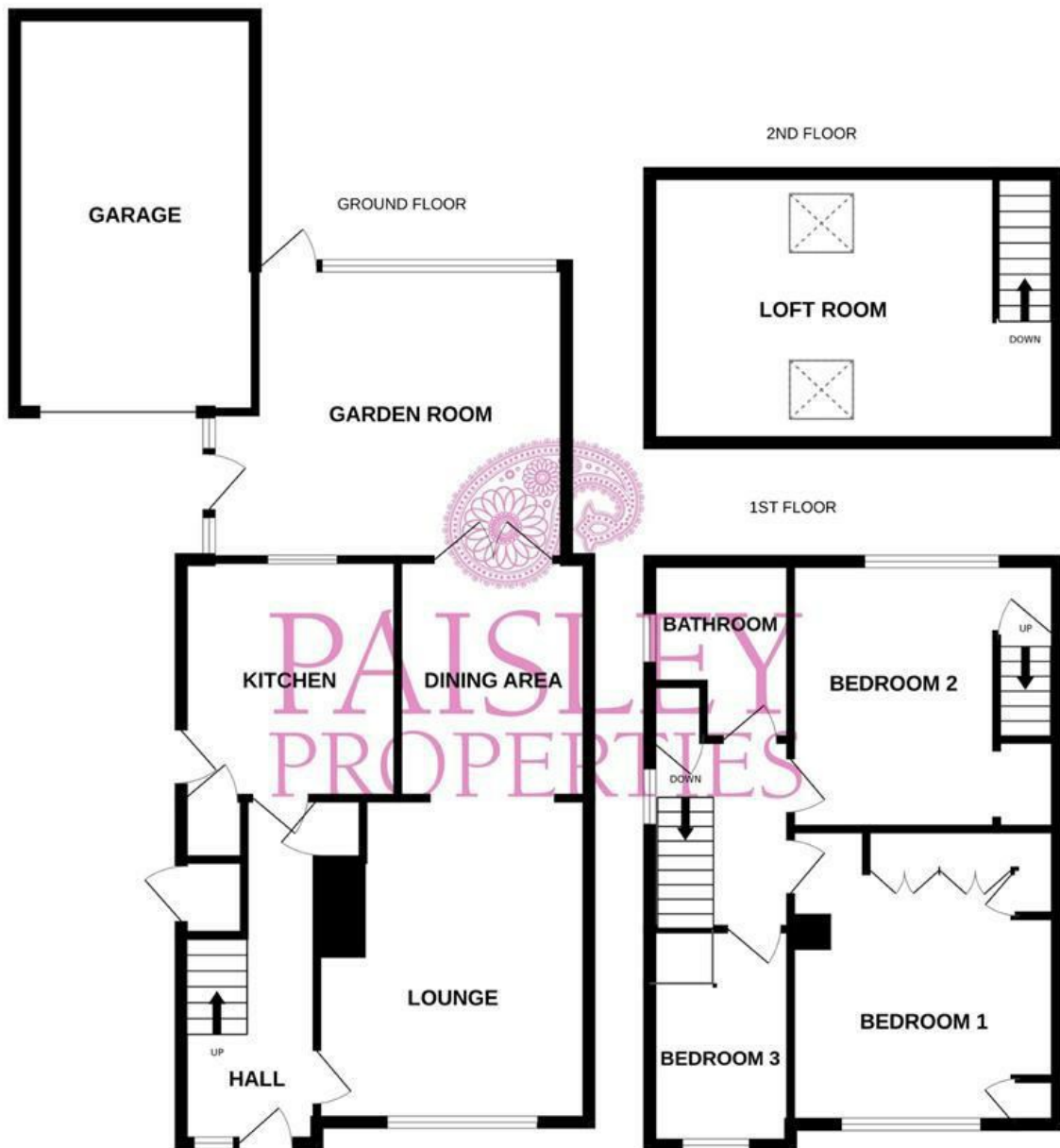
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

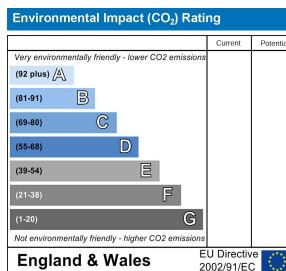
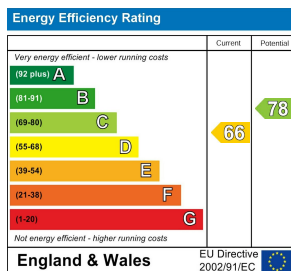
**~ Paisley Surveyors ~**

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.





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