



4 Bed  
House - Townhouse  
located in

# 15 Redhill Court Barnsley S75 1HF



4



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£260,000

\*\*\* OPEN PLAN KITCHEN-DINER WITH LIVING AREA - FIRST FLOOR LIVING ROOM WITH BALCONY \*\*\* Welcome to this charming townhouse located in the desirable area of Redhill Court, Barnsley. This modern property, built in 2010, offers a generous living space of 1,308 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious kitchen-diner with living space, along with a further living room to the first floor, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide both comfort and functionality, ensuring that every member of the household has their own space.

The townhouse boasts three double bedrooms and a further single bedroom, providing ample accommodation for families or those who enjoy having extra space for guests or a home office. With a house bathroom and ensuite shower room, morning routines will be a breeze, allowing for convenience and privacy.

Situated in a friendly neighbourhood, this property is not only a lovely home but also a great investment for the future. The combination of modern amenities and a practical layout makes it a standout choice for anyone looking to settle in Barnsley.

This townhouse is a perfect blend of style and comfort, ready to welcome its new owners. Don't miss the opportunity to make this delightful property your own.

## Entrance Hall

A welcoming entrance hall with wood-effect flooring leads to the staircase with white painted balustrades. There is also convenient access to a cloakroom with a low level WC, modern vanity unit and tiled walls. A useful storage cupboard is tucked beneath the stairs.

## Kitchen/Diner/Family Room

15'7" x 14'5" plus recess

Spacious and bright, the kitchen/diner/family room offers a well-equipped kitchen area with wood cabinets, a built-in oven, gas hob with extractor hood, plumbing for washer and dishwasher. The open-plan layout allows for a dining area and comfortable seating, with patio doors opening out to the garden. The flooring is wood-effect, enhancing the contemporary feel of the space.

## Landing

The landing on the first floor is carpeted and provides access to the living room, bedroom, and bathroom. The staircase continues upwards with painted balustrades for safety and style.

## Living Room

15'7" x 13'6" L-Shaped

This light-filled living room is L-shaped and carpeted for comfort. It features double doors leading to a balcony with brick and iron rail surrounds, creating an ideal spot for enjoying the outdoors and views. The room is spacious enough for a variety of seating arrangements and benefits from natural light through the balcony doors and window.

## Bathroom

6'9" x 3'1"

The bathroom on the first floor is neatly arranged with a white suite comprising a bath with shower attachment over, wash basin set in a vanity unit, and WC. The walls are tiled part way in warm tones, complemented by a frosted window allowing natural light to filter in while maintaining privacy.

## Bedroom Three

11'11" x 8'7"

A comfortable double bedroom with laminate wood flooring and a window overlooking the front. The walls are decorated with a white brick-effect wallpaper, and the room has ample space for bedroom furniture.

## Landing Two

The second-floor landing is carpeted and provides access to all three bedrooms and the ensuite shower room, with a built-in airing cupboard for additional storage.

## Bedroom One

13'0" x 12'0" max

On the second floor, the principal bedroom is carpeted and features space for wardrobes. It benefits from natural light through two windows and has an ensuite shower room for added convenience and privacy.

## Ensuite

6'3" x 5'3"

The ensuite shower room is tiled and fitted with a modern walk-in shower cubicle, a wash basin with vanity unit, and a WC. It has a window to the exterior providing natural light and ventilation.



### Bedroom Two

12'5" x 8'8"

A second double bedroom with carpeted flooring and a window to the rear. The room is spacious enough for standard bedroom furniture and has neutral décor which allows for personalisation.

### Bedroom Four

8'0" x 6'9"

A smaller bedroom with carpeted flooring and a window to the front. This room offers a compact space perfect for a nursery, office, or single bedroom.



### Rear Garden

The rear garden is well-maintained and features a paved patio area ideal for outdoor seating and dining. Beyond the patio there is an area of artificial lawn bordered by flower beds and fencing, providing a private and easy-to-care-for outdoor space.



### Balcony

15'11" x 4'9"

The property features a balcony accessed from the living room, which offers space for a small table and chairs. It overlooks the garden and provides a pleasant spot to enjoy fresh air and views.

### Garage

16'6" x 8'7"

The garage is integral to the property and offers parking for one vehicle along with potential storage space. Access is from the driveway to the front of the house. Electrics installed ready for a charger point.



### MISC

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

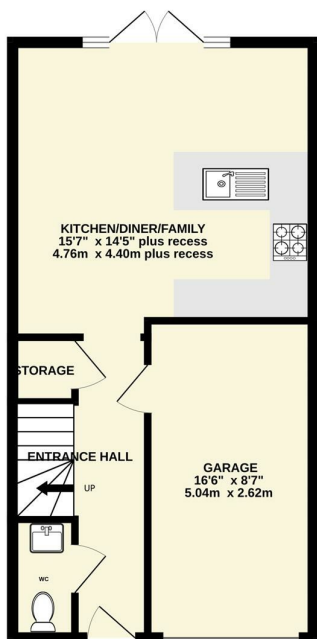




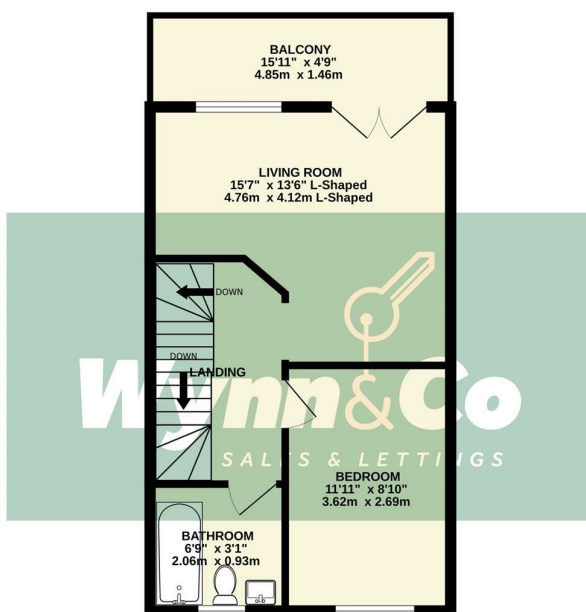
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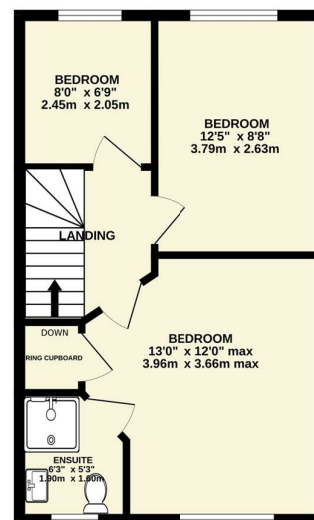
GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



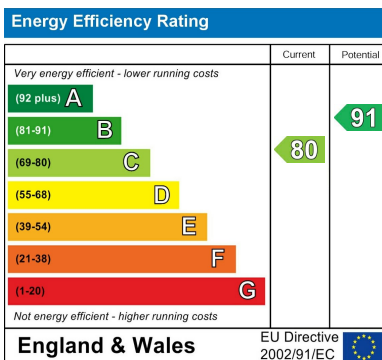
2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



#### FOUR BEDROOM TOWN HOUSE

TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

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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#### DIRECTIONS

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