

81 Racecommon Road,
S70 6AD

OFFERS AROUND
£90,000



A WELL-PRESENTED TWO-BEDROOM MID-TERRACE PROPERTY, CONVENIENTLY SITUATED WITHIN EASY WALKING DISTANCE OF BARNSELY TOWN CENTRE. READY TO MOVE STRAIGHT INTO, THE PROPERTY BENEFITS FROM A LOW-MAINTENANCE REAR PATIO GARDEN AND EXCELLENT COMMUTER LINKS.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE/LOUNGE 21'7" x max 12'4" x



You enter the property through a charcoal grey uPVC entrance door directly into the lounge. Positioned to the front of the property, a window overlooks the street and allows an abundance of natural light to fill the room. A freestanding removable electric fireplace creates an attractive focal point, complemented by newly fitted carpets and neutral décor throughout. The room offers ample space for a range of lounge furniture, creating a comfortable and inviting living space. A door leads through to the kitchen.

KITCHEN 8'0" x max 9'10" x



Well-appointed and practical, this modern kitchen enjoys an abundance of natural light from the rear-facing window overlooking the garden. It is fitted with a range of light grey wood-effect wall and base units, complemented by marble-effect roll-top work surfaces and wood-effect vinyl flooring, providing ample storage and preparation space. Appliances include a one-bowl sink with drainer and mixer tap, a brand new four-ring electric hob, and a built-in oven. There is also space and plumbing for a freestanding washing machine, as well as space for a freestanding fridge freezer. A rear door provides direct access to the garden and cellar, with further access leading to the staircase for the first floor and back into the lounge.

CELLER 8'11"x max 8'10" x

This handy cellar can be accessed via stone steps and provides excellent storage of household items. Door leads back up to the kitchen

LANDING 2'7" max x 5'10" max

Stairs ascend from the kitchen to the first-floor landing. Finished with newly fitted carpets, the landing provides access to both bedrooms, the family bathroom. A small step leads up to each of the bedrooms, adding character to the layout. Doors lead through to Bedroom One, Bedroom Two and the family bathroom.

BATHROOM 4'1" x max 8'0"

Stylishly presented, this modern family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, a wash hand basin with separate hot and cold taps, and a low-level flush WC. Contemporary high-gloss tiling adds a sleek finish, while wood-effect vinyl flooring. A door leads through to the first-floor landing.

BEDROOM ONE 11'2" x max 12'4" x



Beautifully presented, this well-proportioned double bedroom is positioned to the front of the property, with a window overlooking the street, creating a bright and welcoming feel. Finished with neutral décor, the bedroom offers ample space for freestanding furniture, making it a comfortable and inviting retreat. A door leads through to the first-floor landing.

BEDROOM TWO 5'2" x mx 11'1" x



Offering versatile accommodation, this well-presented single bedroom is ideally suited as a nursery, home office or dressing room. Positioned to the rear of the property, the room enjoys pleasant views over the rear garden and is finished with newly fitted carpets and neutral décor, creating a bright and inviting space.

REAR GARDEN



Designed with low-maintenance living in mind, the enclosed rear garden provides an ideal outdoor space for relaxing or entertaining. Predominantly laid with concrete paving, the garden offers ample space for outdoor seating and potted plants. Although the garden is shared with the neighbouring beauty salon, their access has been fully enclosed, providing complete separation and ensuring the garden remains private and secure for the property's occupants. A door leads directly into the kitchen.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL TAX BAND: A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On street parking

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

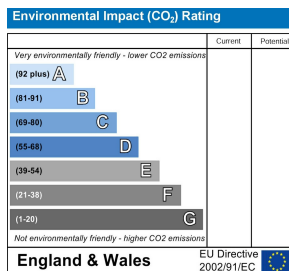
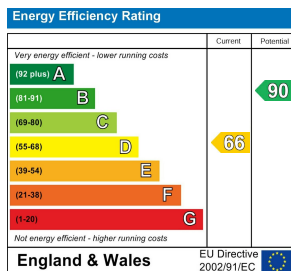
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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 MAPPLEWELL

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.



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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES