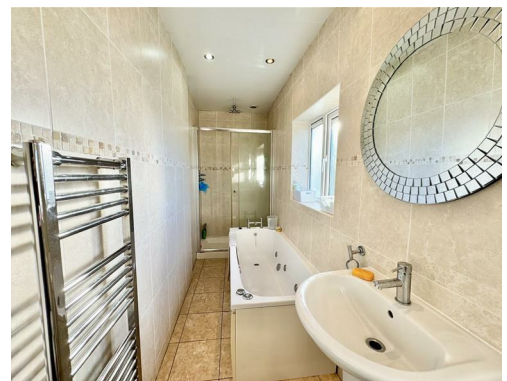


23 Ridings Avenue,
Smithies S71 2AT

OFFERS OVER
£220,000



****NO ONWARD CHAIN**** THIS FANTASTIC FOUR/FIVE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME WITH AN ANNEXE WHICH COULD PROVIDE GROUND FLOOR LIVING ACCOMMODATION OR WORKSPACE HAS BEEN RENOVATED IN RECENT YEARS BUT IS STILL BURSTING WITH FURTHER POTENTIAL. IT BENEFITS FROM A SOUTH FACING ENCLOSED REAR GARDEN, DRIVEWAY PARKING AND SOLAR PANELS.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE LOBBY / RECEPTION 7'1" x 17'7" max

You enter the property through a white uPVC door into a generous entrance lobby which could have many uses. A front facing window allows natural light to enter. It has a solid concrete floor and doors lead to the annexe utility room and the dining kitchen.

UTILITY ROOM 11'8" x 13'9" max

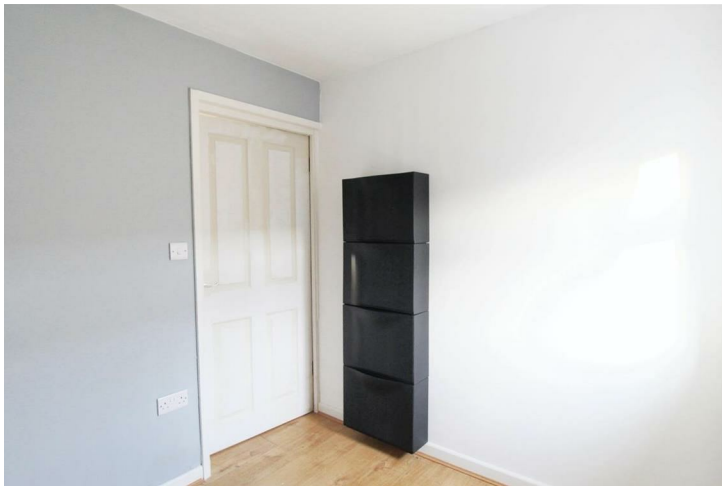
This generous sized utility room has potential to be a second kitchen if so desired. It has white worktops to one wall which house a stainless steel sink and drainer with mixer tap over. There are spaces and plumbing for a washing machine and tumble dryer. It has a concrete floor and a pvc cladded ceiling with strip lights. Doors lead to the entrance lobby and family room/snug.

FAMILY ROOM / SNUG / BEDROOM 11'7" x 20'2" max



This fantastic extra room is versatile and could be used as a second lounge or games room. It benefits from wood effect laminate flooring and a window overlooking the garden allows natural light to flood in. An external door gives access to the garden and doors lead to the fifth bedroom, the familyroom/snug and a downstairs W.C.

BEDROOM FIVE / OFFICE 7'1" x 7'6" max



Having a small window which looks out to the rear of the garden and allows natural light to enter this could be used as a single ground floor bedroom or a home office. It has a central spotlight fitting and wood effect laminate flooring runs underfoot. A door leads to the family room/snug.

W.C. 3'8" x 3'3" max



This practical downstairs W.C. is fitted with a low level W.C.. Wood effect laminate flooring runs underfoot and a flush light fitting completes the room. A small obscure window allows light to enter and a door leads to the family room/snug.

DINING KITCHEN 16'11" x 13'0"



Superb space with the kitchen having a great range of wall and base units with a high gloss white finish, complimentary worktops, Belfast style sink with mixer tap and tiled splashbacks. The room is bathed in natural light from the double glazed window to the front and rear, there is chequer board style flooring underfoot and brick design wallpaper to feature walls. There is a range style cooker, space for an upright fridge freezer and plumbing for a dishwasher. The inset ceiling spotlights compliment the natural light, there is a wall mounted radiator and plenty of space for a dining table and chairs. There is a useful under stairs pantry cupboard and doors lead to the lounge, stairs and reception room.

LOUNGE 16'11" x 11'11" max



This lovely welcoming lounge space spans the depth of the property and benefits from a front facing window and a set of French doors which open up to the conservatory allowing lots of natural light to enter. The room has a gas fire in a marble hearth and surround as a focal point and there is ample space to accommodate items of lounge furniture. Practical wood effect laminate flooring runs underfoot and a central chandelier light fitting completes the look. French door open to the conservatory and a door leads to the dining kitchen.

CONSERVATORY



This lovely large conservatory extension is a light and airy addition to the property offering garden views and a perfect place to relax. The dwarf walls are decorated in neutral tones and contrasting wood effect laminate adorns the floor. French doors lead to the garden and also to the lounge.

FIRST FLOOR LANDING 16'8" x 3'3"



Cleverly hidden behind a door, a set of painted wooden stairs with a carpet runner ascend from the dining kitchen to the first floor landing. A front facing window on the staircase allows natural light into the stairwell. A loft hatch allows access to the loft and doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 16'8" x 7'4" max



Flooded with natural light from windows to dual aspects, this fabulous neutral decorated double bedroom spans the full depth of the property and offers an abundance of space for freestanding items of bedroom furniture. There is wood effect laminate flooring and a central contemporary light fitting. A door leads to the first floor landing.

BEDROOM TWO 7'4" x 9'7" max



Positioned to the front of the house with a window overlooking the street, this good sized double bedroom has a charming arched alcove to one corner perfect for accommodating a piece of freestanding furniture. The room is decorated in neutral tones and there is wood effect laminate underfoot. A door leads to the first floor landing.

BEDROOM THREE 9'1" x 10'9" max



Also positioned to the front of the property with a window looking out over the street, this third neutrally decorated double bedroom has ample space for freestanding bedroom furniture and practical wood effect laminate flooring underfoot. A door leads to the first floor landing.

BEDROOM FOUR 7'2" x 7'10" max



This fourth first floor bedroom would comfortably accommodate a single bed and further items of bedroom furniture. The room is decorated in neutral tones and there is wood effect laminate underfoot. A rear facing window offers garden views. A door leads to the first floor landing.

BATHROOM 15'7" x 3'10" max



This contemporary bathroom sits to the rear of the property with two obscure windows allowing natural light to enter. It is fitted with a white suite comprising of a low level W.C., a wall mounted wash basin with mixer tap over, a whirlpool bath and a double waterfall shower. The room is fully tiled with neutral beige tiles with a mosaic border and cream ceramic tiles adorn the floor. A cupboard to one end of the room houses the property's boiler. A PVC cladded ceiling with spotlights and a heated chrome towel radiator completes the scheme. A door leads onto the landing.

REAR GARDEN

To the rear of the property and accessed from the house through the conservatory or from the annexe is this super enclosed south facing garden space. It benefits from a large patio space and a lawned area too.



FRONT & PARKING

To the front of the property is a small garden area and a block paved gated driveway.

~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

Extensions to the side and rear

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:

Water supply - Mains

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 ~

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.

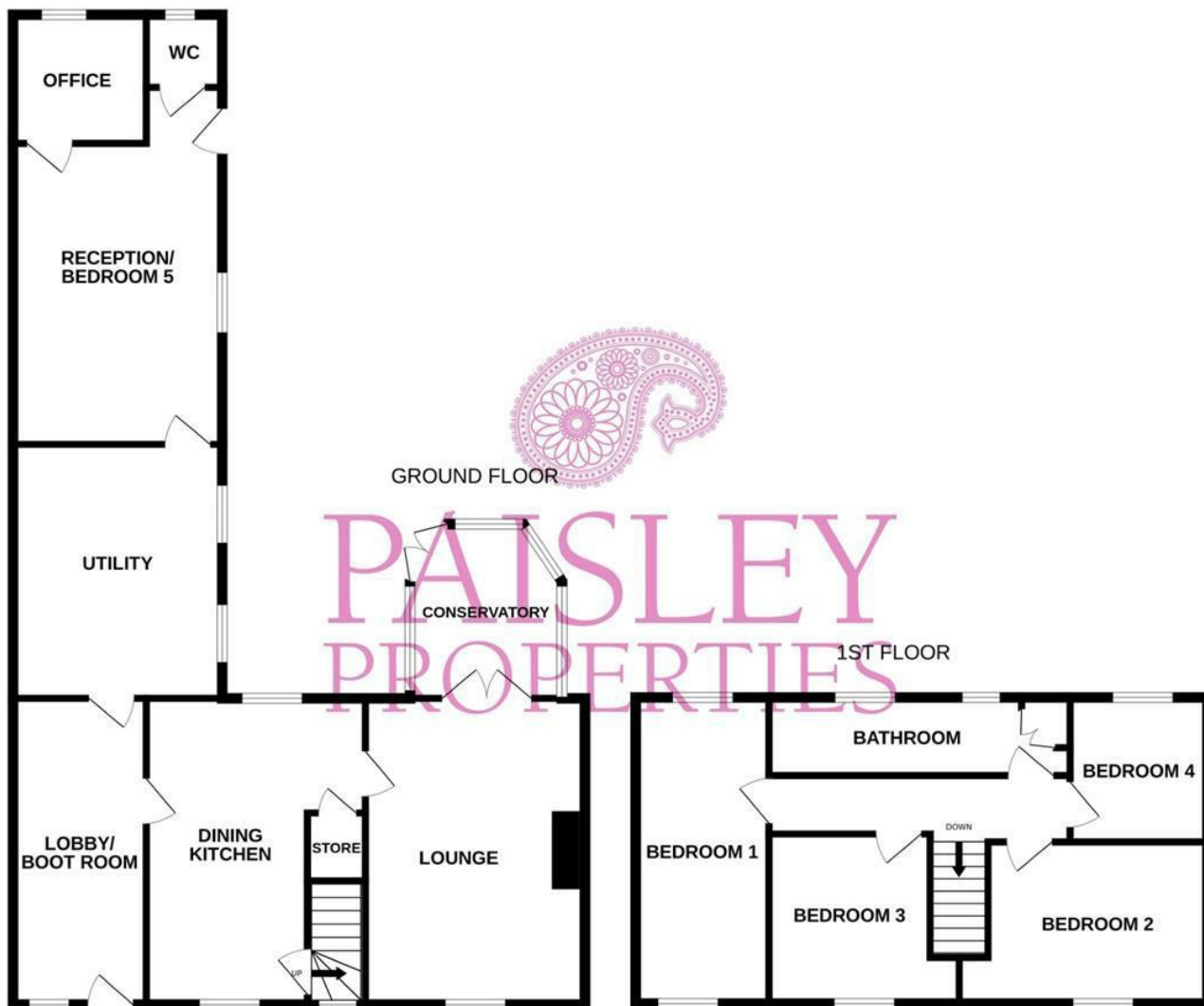
~ Paisley Mortgages ~

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.

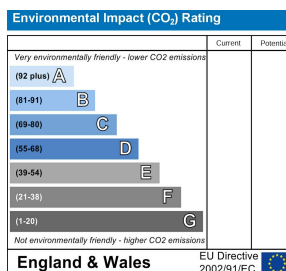
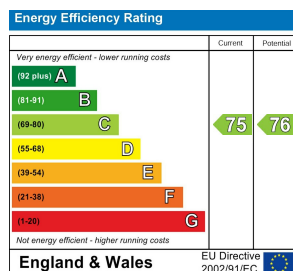
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.
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PAISLEY
PROPERTIES