

53 Brettas Park,  
Barnsley S71 1XU

OFFERS INVITED  
£310,000



TUCKED AWAY ON A CUL DE SAC, THIS SUBSTANTIAL, EXTENDED MODERN DETACHED FAMILY HOME HAS FOUR FIRST FLOOR BEDROOMS ALSO BOASTING A GARAGE CONVERSION PROVIDING AN EXTRA GROUND FLOOR BEDROOM PLUS THERE IS A SUN ROOM AND GROUND FLOOR WET ROOM. THERE IS TASTEFUL DECOR THROUGHOUT, AN ENCLOSED REAR GARDEN, AND DRIVEWAY PARKING

FREEHOLD / COUNCIL BAND D / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## HALL



You enter the property through a composite front door into the welcoming hallway with space to remove coats and shoes. There is wood effect vinyl flooring, a wall mounted radiator, pendant lighting and coving to the ceiling. A staircase leads to the first floor and internal doors takes you to the ground floor bedroom and breakfast kitchen.

## OFFICE/ BEDROOM FIVE 15'1" max to rear of robes x 7'11"



Fantastic use of this garage conversion, with multiple options including providing the property an extra bedroom, on the ground floor, perfect for any guests with mobility problems, with the added benefit of the wet room, also on the ground floor, this space adds real appeal and potential. There is a fitted triple wardrobe with sliding doors, carpet flooring, a wall mounted radiator with natural light drawn in via the double glazed window to the front. The boiler is located in a cupboard in this room and an internal door leads to the hall.

## BREAKFAST KITCHEN 13'5" x 9'6"



Modern kitchen having an excellent range of wall and base units with a light oak effect finish, square edged worktops and one and a half bowl stainless steel sink with mixer tap. Integral appliances include the electric double oven, four ring gas hob with extractor hood over and dishwasher with space for an upright fridge freezer and plumbing for a washing machine. There is space for a breakfast table, vinyl flooring runs underfoot, there are ceiling spotlights with plenty of light coming in via the double glazed window to the rear which looks out to the garden. A glazed door leads to the side of the property and an internal door takes you to the dining room.

## **LOUNGE 12'11" plus bay x 10'3"**



Attractive living room, bathed in natural light via the double glazed bay window to the front. Accessed via the dining room, there is carpet flooring, a wall mounted radiator and coving to the ceiling. An archway leads to the dining room.

## **DINING ROOM 9'8" x 8'9"**



Located off the kitchen, this useful dining room has space for a decent size table and chairs, a wall mounted radiator, coving to the ceiling and carpet flooring runs underfoot. An internal door leads to the kitchen, an archway to the lounge and an open doorway to the sun room/study,

## SUN ROOM/OFFICE 14'0" x 8'0"



This superb extended space has multi function use and, with it being adjacent to the wet room, could be closed off and used as an additional ground floor bedroom, having French doors giving access to the out side which also brings in natural light. There is laminate flooring, a wall mounted radiator and natural light is augmented by the Velux ceiling window. An internal door leads to the wet room and an open doorway to the dining room.

## WET ROOM 8'0" x 7'11"



Currently set up with disabled use, once again, there are multiple uses for this space with similar properties converting this to a utility room. There is an electric shower, wall mounted wash basin, twin flush low level WC, wall mounted radiator, inset ceiling spotlights and wet room flooring. Natural light is drawn in from the double glazed window with obscure glass and an internal door leads to the sun room/study.

## LANDING



A half turn staircase ascend from the hall to the first floor landing which has carpet flooring, a wall mounted radiator, pendant lighting with a double glazed window bringing in natural light. Internal doors lead to the bathroom and all bedrooms.

## **BEDROOM ONE 12'10" max into robes x 10'10" max in to recess**



Generous main bedroom having excellent storage via the two built in double wardrobes. A double glazed window overlooks the rear garden, there is carpet flooring, a wall mounted radiator and pendant ceiling lighting. Internal doors lead to the en suite and landing.

## EN SUITE 9'6" x 4'0"



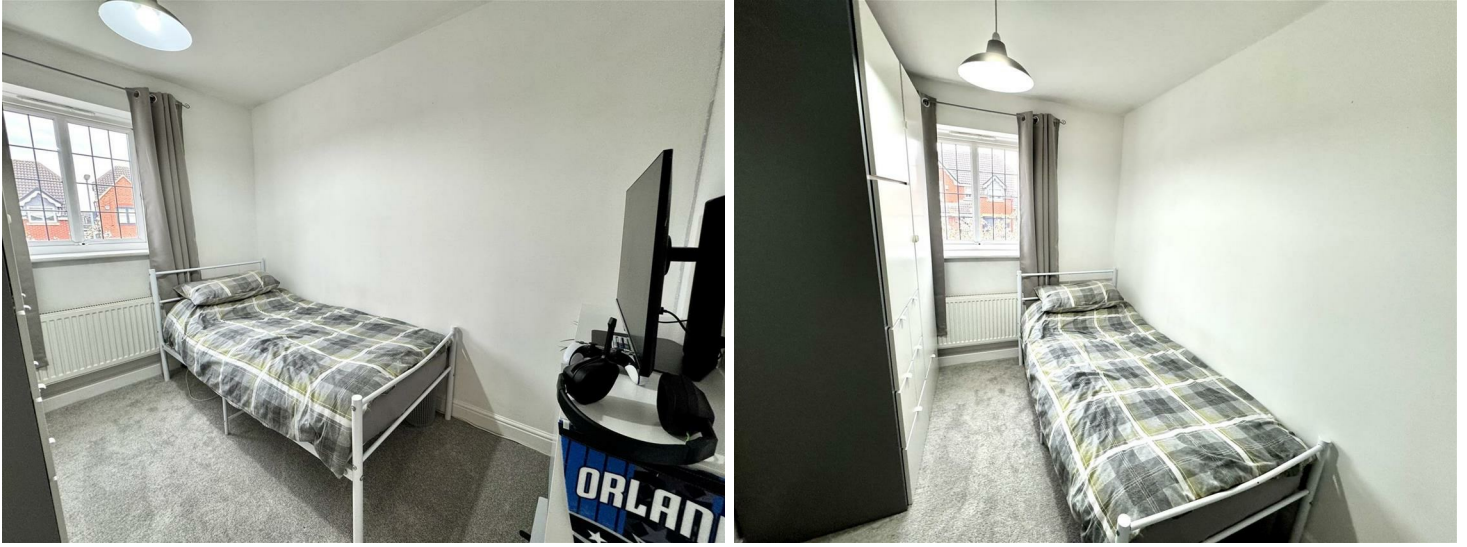
Having a three piece suite consisting of a tiled shower enclosure with thermostatic shower, pedestal wash basin and twin flush low level WC. There is vinyl flooring, a wall mounted radiator, ceiling light and a double glazed window with obscure glass brings in natural light. There is a shaver socket, extractor fan and an internal door leads to the bedroom.

## BEDROOM TWO 9'6" x 8'9"



Second double bedroom, again located at the rear with the double glazed window giving views of the garden. There is plenty of space for freestanding bedroom furniture, carpet flooring, pendant ceiling lighting and a wall mounted radiator. An internal door leads to the landing.

### **BEDROOM THREE 9'9" x 7'3"**



Third bedroom, this time located at the front with the double glazed window bringing in natural light. There is space for freestanding bedroom furniture, carpet flooring, pendant ceiling lighting and a wall mounted radiator. An internal door leads to the landing.

### **BEDROOM FOUR 8'4" x 6'11"**



Forth bedroom, again located at the front with the double glazed window bringing in natural light. There is space for freestanding bedroom furniture, carpet flooring, pendant ceiling lighting and a wall mounted radiator. An internal door leads to the landing.

## BATHROOM 6'9" x 6'6"



Having a three piece suite consisting of a panel bath with thermostatic shower over, pedestal wash basin and twin flush low level WC. There is vinyl flooring, a wall mounted radiator, ceiling light and a double glazed window with obscure glass brings in natural light. There is an extractor fan and an internal door leads to the bedroom.

### **PARKING**

There is a spacious driveway to the front providing off-road parking for multiple vehicles, complete with iron gates for added privacy and security. The property also benefits from gated side access to the rear garden and an electric vehicle charging point.

## GARDEN



Well proportioned rear garden having patio areas, lawn and enclosed by modern concrete and timber fencing.

## **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 Band D

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
The garage has been converted  
There are no known structural defects to the property.

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  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

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**

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.

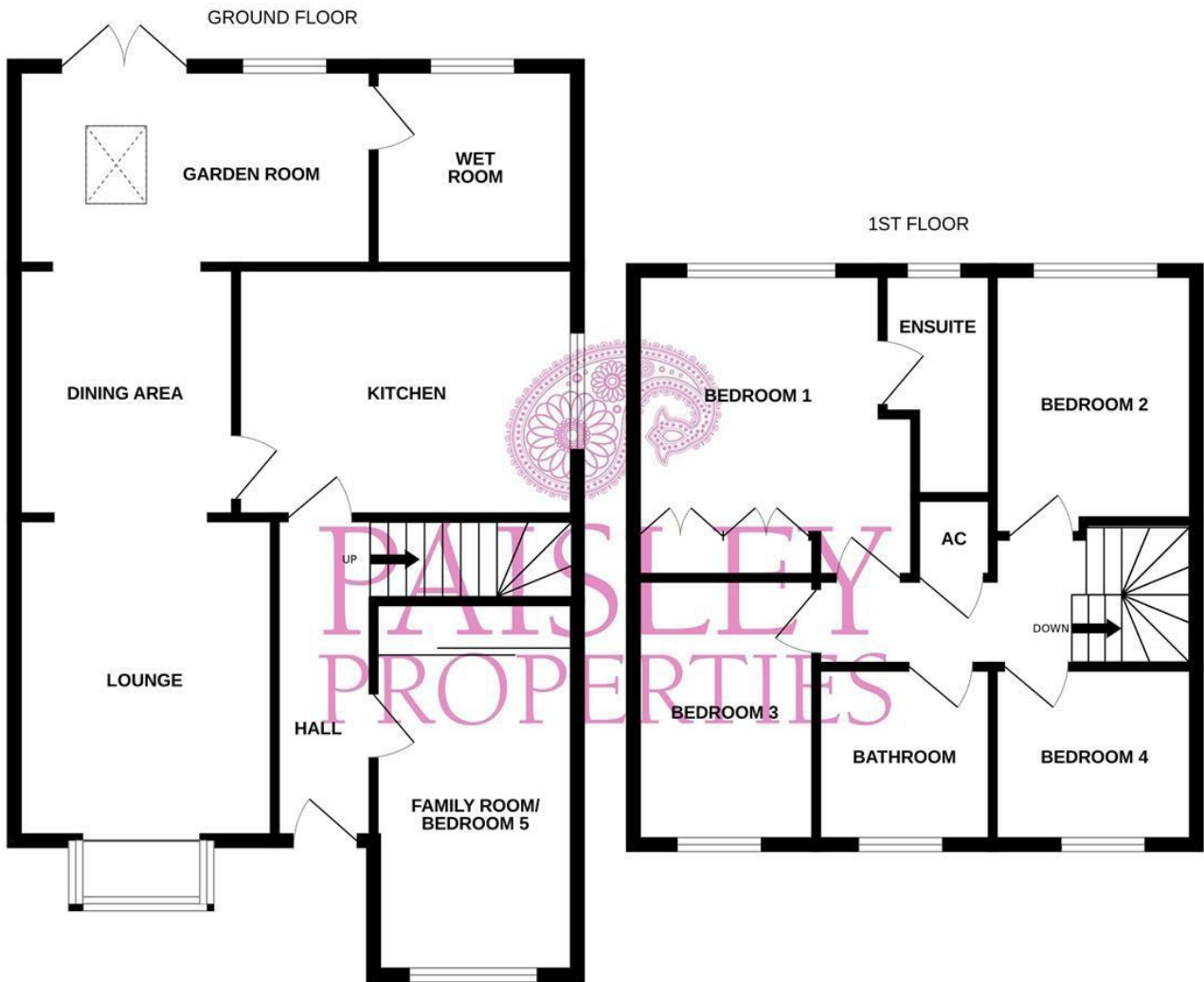
**PAISLEY PROPERTIES**

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.

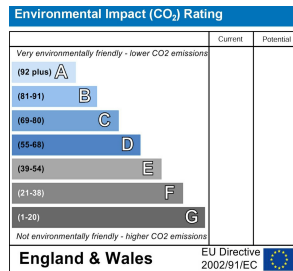
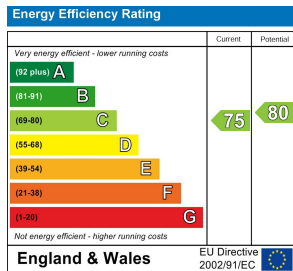
**PAISLEY MORTGAGES**

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. \*



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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