

103 Redbrook Road,
Redbrook S75 2RG

OFFERS AROUND
£170,000



AN EXTENDED VICTORIAN TERRACE, THREE GOOD SIZE BEDROOMS INCLUDING THE EXCELLENT ATTIC ROOM, DINING ROOM AND SEPARATE KITCHEN, MODERN KITCHEN AND BATHROOM, LOVELY GARDEN AREA TO THE REAR, SUPERB ACCESS TO LOCAL AMENITIES INCLUDING THE HOSPITAL, NO VENDOR CHAIN, EARLY VIEWING ESSENTIAL

FREEHOLD - COUNCIL TAX BAND A - ENERGY RATING TBC

PAISLEY
PROPERTIES

LOUNGE 12'6" max into recess x 12'2"



You enter the property through a composite front door into the good size and light living room. The focal point of the room is the stone fireplace with the stone extending into the recesses and having wood shelving on top. Currently there is a gas fire in situ, however, an open fireplace is behind this and could be used, subject to a chimney check. Natural light bathes the room from the double glazed window to the front, there is carpet flooring, a wall mounted radiator, pendant lighting, ceiling rose and decorative coving. A door leads to the inner lobby which has a staircase leading to the first floor and links the living room with the dining area and kitchen.

DINING AREA 11'2" plus recess x 8'9"



Second reception room with a multitude of uses. Currently set up as a dining area, there is carpet flooring, a wall mounted radiator and an internal door leading to the cellar head which has steps down to the cellar. There is more than sufficient room for dining table and chairs and an opening leads to the kitchen.

KITCHEN 12'9" max into recess x 10'8"



Modern kitchen, located at the rear of the property in the extension with a double glazed window giving views of the garden space and drawing in natural light. The kitchen itself has an excellent range of wall and base units with an oak effect finish, complimentary rolled worktops, matching splashbacks and composite sink with mixer tap. Integral appliances include an electric cooker with stainless steel extractor hood over and fridge freezer plus there is plumbing for a washing machine and space for a tumble dryer. There is vinyl flooring, a combination of low energy strip lighting and pendant light and a uPVC double glazed stable style door leads to the garden.



LANDING



Stairs ascend from the inner lobby to the first floor landing which has carpet flooring, pendant ceiling lighting and doors to the shower room, two bedrooms and the staircase which leads to the second floor room.

BEDROOM ONE 12'10" max in to recess x 12'0"



Superb sized double bedroom having lots of space for freestanding bedroom furniture in addition to the walk in cupboard. Located at the front of the property, a double glazed window brings in natural light, there is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.



BEDROOM THREE 11'1" x 6'11" max into recess



Second bedroom on this floor with a double glazed window overlooking the garden and drawing in natural light. There is space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

SHOWER ROOM 11'3" x 5'5" plus recess



Stylish shower room having a three piece suite in white consisting of a double shower enclosure with thermostatic shower and vanity unit which incorporates the wash basin with mixer tap, storage and a close coupled WC. A double glazed window with obscure glass brings in natural light, there is a vinyl tiled floor, ceiling lighting and low maintenance panelling to the three walls. An internal door leads to the landing.



LANDING

Stairs ascend from the first floor landing to the second floor landing having carpet flooring, and an internal door leading to the second floor bedroom.

BEDROOM TWO 17'0" max limited headroom x 9'1" max including cu



Delightful top floor double bedroom with the double glazed dormer window giving far reaching views. There is plenty of room for freestanding bedroom furniture in addition to two storage cupboards, there is carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the second floor landing.



GARDEN



To the front of the property there is a patio yard with the larger garden to the rear having a combination of patio, open storage and planting areas, enclosed by timber fence.



~ 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 A

PROPERTY CONSTRUCTION:

Standard

PARKING:

On Street

RIGHTS AND RESTRICTIONS:

Right of way at rear

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

An extension was put on more than 30 years ago

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 100 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.

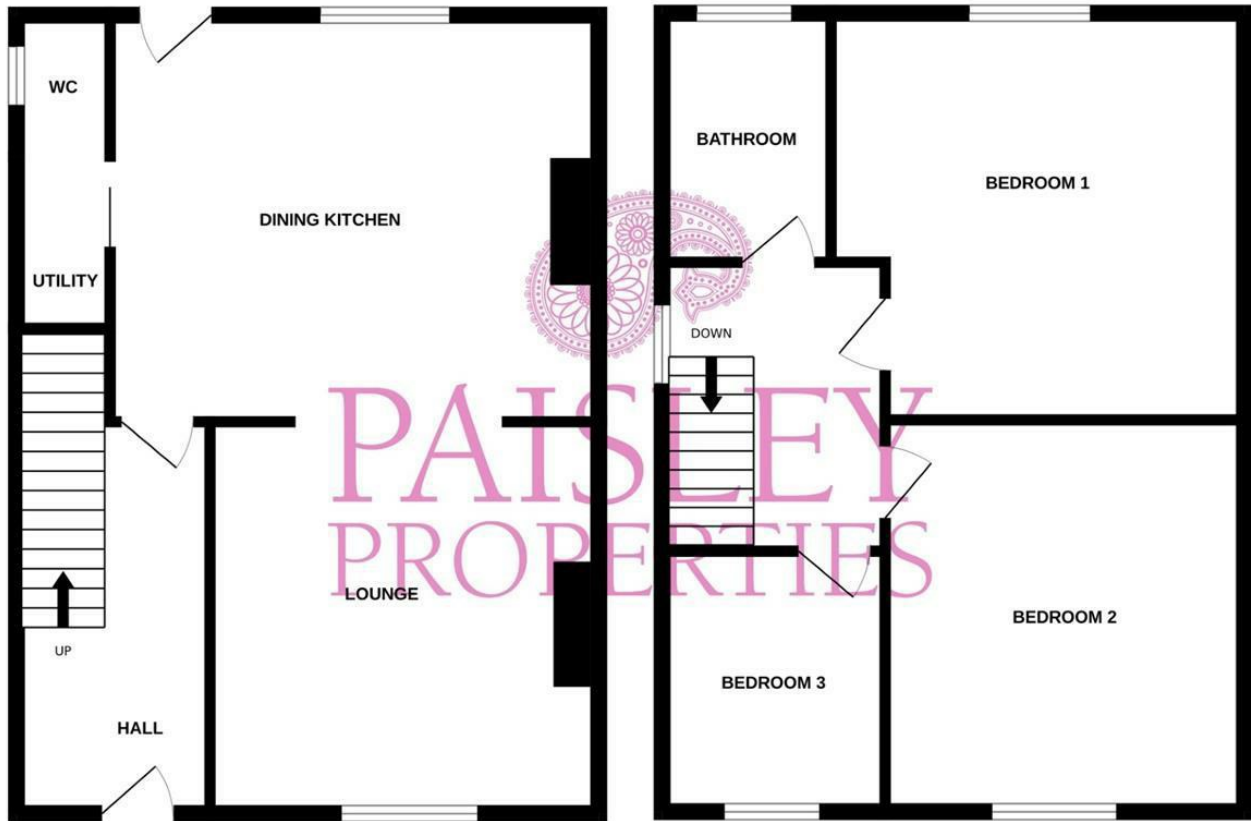
~ Paisley Mortgages ~

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.

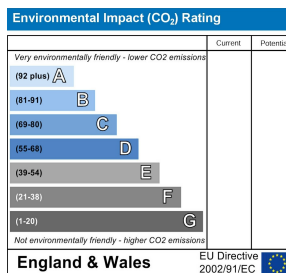
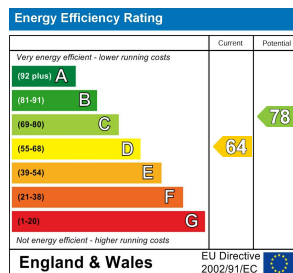
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR

1ST FLOOR



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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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

PAISLEY
PROPERTIES