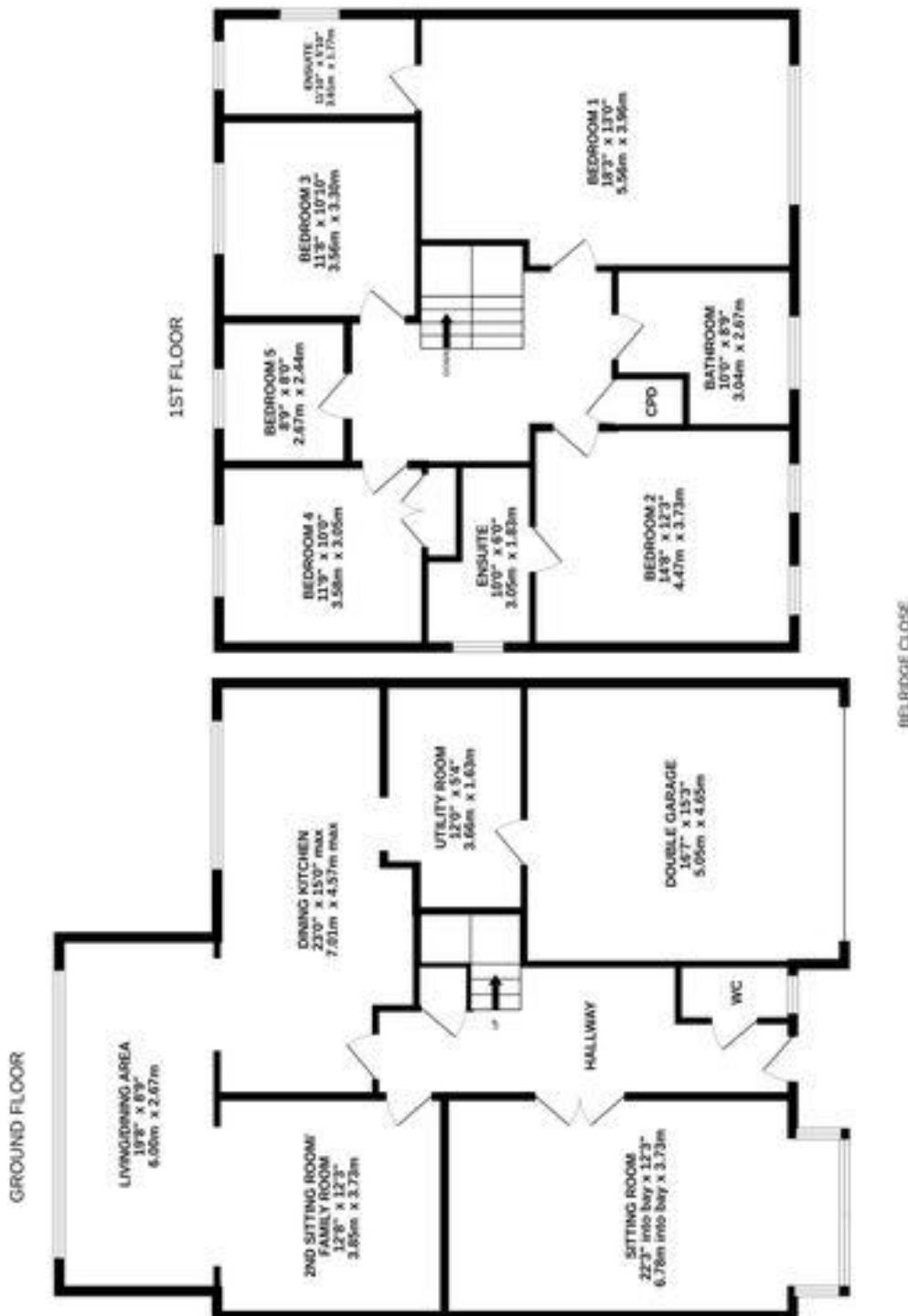




**Simon Blyth**  
ESTATE AGENTS



**Belridge Close, Redbrook, Barnsley, S75 1HZ**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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, fixtures and fittings shown have not been tested and no guarantee is given as to their operability or efficiency save for general use within domestic close.

## PROPERTY DESCRIPTION

SUPERBLY RENOVATED OVER RECENT TIMES THIS EXCEPTIONALLY STYLISH FIVE BEDROOM FAMILY HOME OCCUPIES A LOVELY POSITION AND OVERLOOKS A DELIGHTFUL, LANDSCAPED GARDEN WITH SUPERB OUTDOOR ENTERTAINING SPACE AND PATIO. WITH AN INTEGRAL DOUBLE GARAGE, THE HOME IS SUPERBLY APPOINTED WITHIN, INDEED THERE ARE FOUR DOUBLE BEDROOMS TWO OF WHICH ARE EN-SUITED, HIGH SPECIFICATION HOUSE BATHROOM, FAMILY ROOM, SITTING ROOM, LIVING DINING KITCHEN, UTILITY ROOM, THE STUNNING LIVING DINING KITCHEN HAS BI-FOLD DOORS OUT TO THE REAR GARDENS, DOWNSTAIRS W.C AND INTEGRAL DOUBLE GARAGE. WITH A GOOD SIZED DRIVEWAY, THE HOME IS SUPERBLY FINISHED AND COMPETITIVELY PRICED.

**Offers Around £585,000**

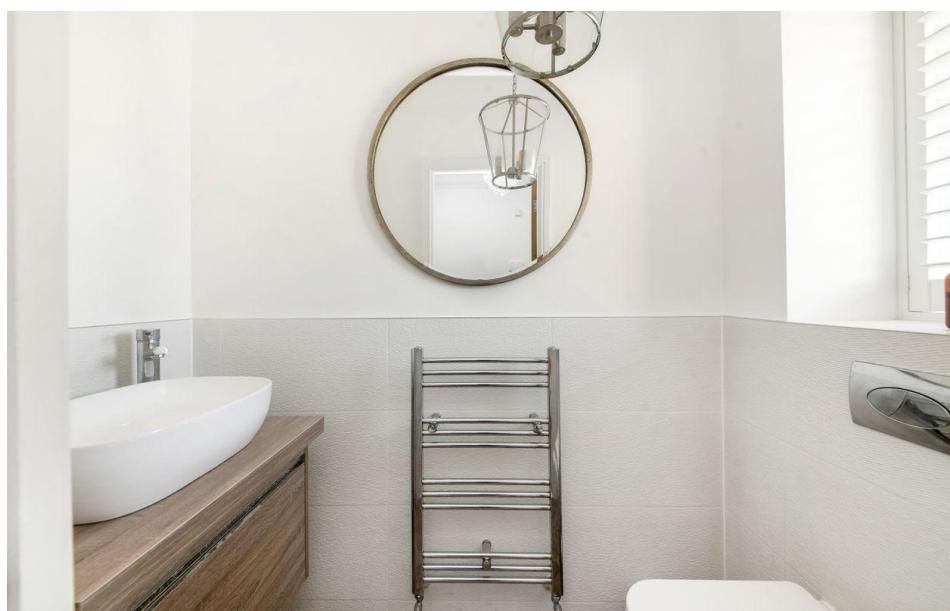
## ENTRANCE

High specification entrance door with inset glazing gives access through to the impressive entrance hallway. This has two chandelier points, coving to the ceiling, delightful turning staircase with spindle balustrading, useful under stairs storage cupboard and doorway gives access to the downstairs W.C. The entrance hallway has underfloor heating.



## DOWNSTAIRS W.C

Fitted with ceramic tiled flooring, ceramic tiling to the half-height, stylish wash hand basin, low level W.C with concealed cistern and chrome heated towel rail. It also has an obscured glazed window with window shutter. Twin glazed doors from the hallway lead through to the sitting room.



## SITTING ROOM

Measurements – 22'3" x 12'3"

This once again, is a beautifully presented room with two chandelier points with ceiling roses, delightful bay window with high specification window shutters, fabulous flooring, two period style central heating radiators, media wall with inset illuminated alcove, storage cupboards and housing for large TV point. There is a raised hearth being home for a log burning effect



## FAMILY ROOM /SECOND SITTING ROOM

Measurements – 12'8" x 12'3"

High specification ceramic tiled flooring, there is underfloor heating. The room has a central chandelier point, provisions for wall mounted TV and particularly stylish central heating radiator in stainless steel. This opens through to the fabulous open living dining kitchen area.



## LANDING OPEN PLAN LIVING DINING KITCHEN

Measurements – 19'8" x 8'9"

The room has a full bank of bi-fold doors opening out to the landscaped good-sized gardens, delightful ceramic tiling to the floor with underfloor heating, media wall with inset central TV point and gas living flame fire beneath, inset spot lighting to the ceiling, two Velux windows and a broad opening through to the breakfast kitchen area.

## KITCHEN

Measurements – 23'0" x 15'0"

Once again with a continuation of the flooring with underfloor heating, the kitchen is superbly appointed and has in built banks of Neff appliances, integrated wine fridge, integrated trash bin, integrated dishwasher, island with breakfast bar, display shelving, and a fabulous integrated fridge. A doorway leads through to the utility room.



## UTILITY ROOM

Measurements – 12'0" x 5'4"

This has a continuation of the stylish theme and has a large amount of working surfaces, cupboards at both the high and low level. It has a continuation of the ceramic tiled flooring, stable style door, window to the side, sink unit with stylish mixer tap above, central heating radiator in stainless steel, and a personal door leading to the property's garage, details of which are to follow.

## FIRST FLOOR LANDING

The staircase as previously mentioned is particularly attractive, turns and rises up to the large first floor landing. This has a concealed central heating radiator and loft access point.

## BEDROOM ONE

Measurements – 18'3" x 13'0"

A tremendous exceptionally large double bedroom with a fine view out over the development and rural scene beyond, central chandelier point, inset spotlighting, provisions for wall mounted TV and a doorway leads through to the good sized and particularly stylish en-suite.



## **BEDROOM ONE EN-SUITE**

Measurements – 11'10" x 5'10"

Fitted with a five piece suite including twin ceramic wash hand basin with ceramic stylish mixer taps above, drawers beneath, good sized shower, double ended bath with standalone stylish taps, central heating radiator, ceramic tiled flooring, ceramic tiling to the half-height, and to the full ceiling height around the shower area, inset spotlighting to the ceilings, two obscured glazed windows and extractor fan.

## **BEDROOM TWO**

Measurements – 14'8" x 12'3"

Once again, a large double bedroom served by an en-suite. Bedroom two once again, has a particularly pleasant view out to the front with long distance rural views, chandelier point, and a doorway leads though to the en-suite.



## **SECOND BEDROOM EN SUITE**

This good sized en-suite has a double sized shower, stylish wash hand basin with mixer tap above, low level W.C, ceramic tiling to the floor and where appropriate to the walls, central heating radiator/heated towel rail, obscured glazed window and extractor fan. There is also inset spotlighting to the ceiling.

## BEDROOM THREE

Measurements – 11' 8" x 10' 10"

Once again, a double room with a pleasant view out over the property's rear gardens and beyond, coving to the ceiling and central ceiling light point.



## BEDROOM FOUR

Measurements – 11' 9" x 10' 0"

Currently used as a large dressing room, this good sized double bedroom also has a bank of in built robes and a pleasant view out over the property's rear gardens.



## BEDROOM FIVE

Measurements – 8' 9" x 8' 0"

A good-sized single room, once again with a pleasant view out over the property's rear gardens.



## HOUSE BATHROOM

Having been recently updated, the house bathroom is superb and has a double ended stylish Laura Ashley bath with standalone mixer tap, concealed cistern W.C, fabulous vanity unit with storage cupboards beneath, inset ceramic wash hand basin and mixer tap above, large fixed glazed screen shower with high quality ceramic tiling and American style shower head. There are lights and mirror to the walls, combination central heating radiator/heated towel rail in chrome, inset spotlighting to the ceiling, ceramic tiled flooring, ceramic tiling to the half-height and ceramic tiling around the shower area itself, obscured glazed window.



## OUTSIDE

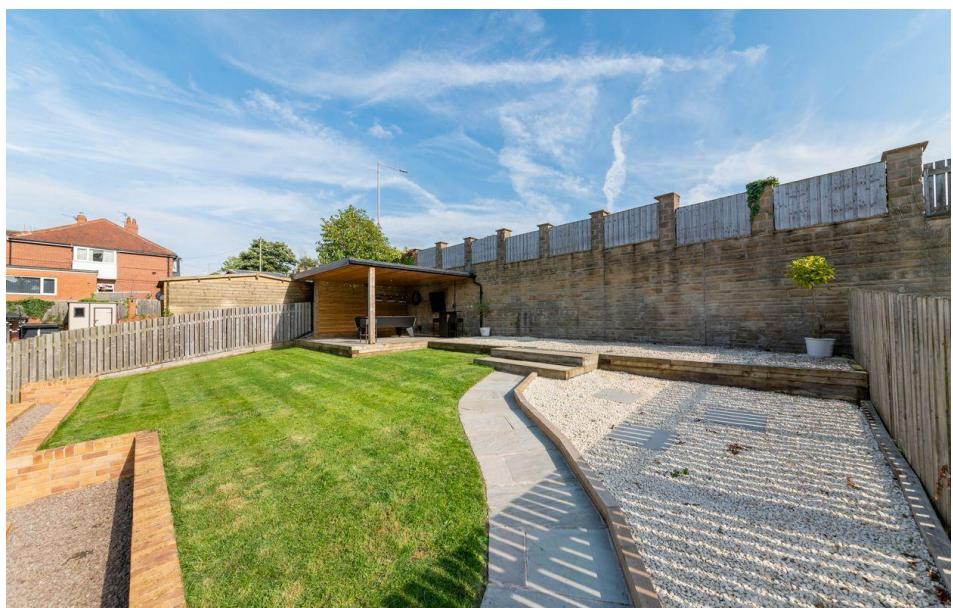
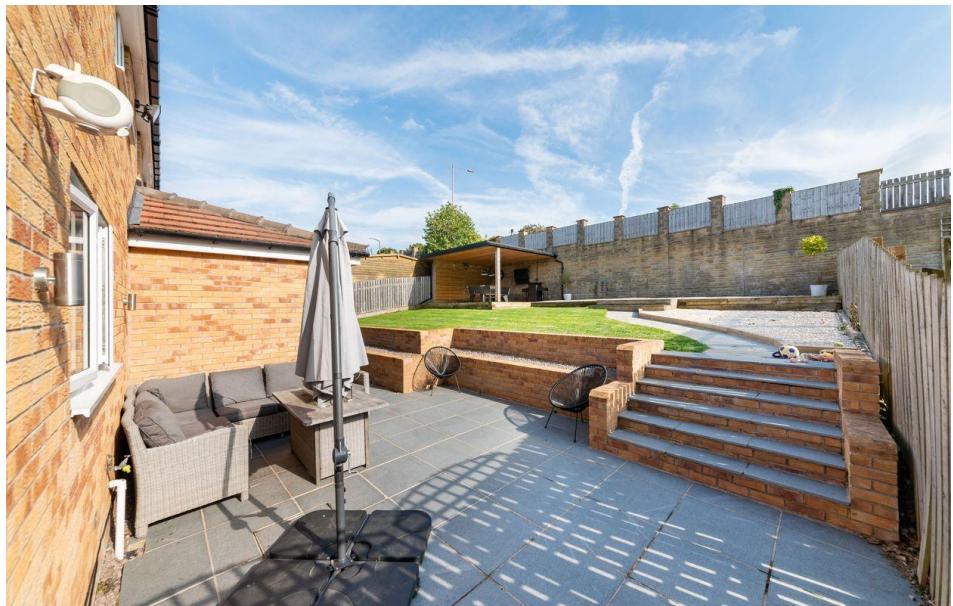
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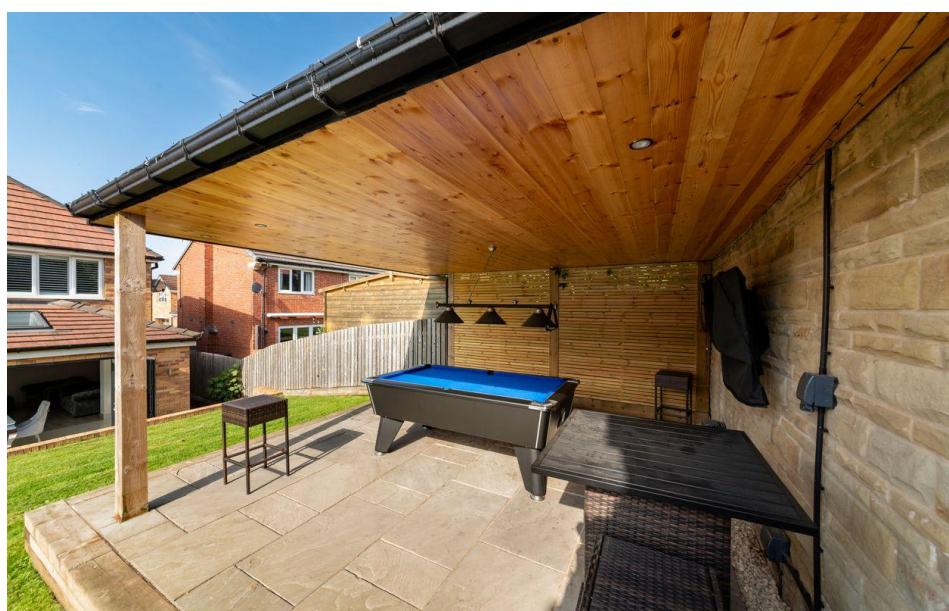
## DOUBLE GARAGE

This has a very high quality insulated automatically operated up and over door. The garage has a personal door through to the property's accommodation and is fitted out to a high standard. It is also home for the property's recently installed gas fired central heating boiler.

## OUTSIDE

To the front, the property has pleasant garden areas with astro turf. To the rear this is where the majority of the gardens are to be found, they have been superbly landscaped to a very high quality and provides a good amount of outdoor entertainment and sitting out space. Immediately to the rear of the home there is a fabulous patio/terrace, a little higher there is a good sized lawn with attractive pathway leading up to the outdoor entertainment area. This which is covered, has stone flagged flooring, and is home for the family's pool table, dart board, and has provision for wall mounted TV. The view from here is particularly pleasant looking back at this substantial detached family home.





## **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – G

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME

### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

# Simon Blyth

ESTATE AGENTS

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