

24 Riber Avenue,
Athersley South S71 3PT

OFFERS OVER
£150,000



THIS TWO BEDROOM SEMI-DETACHED PROPERTY SITS ON A GENEROUS PLOT WITH PARKING FOR NUMEROUS VEHICLES. WELL APPOINTED THROUGHOUT, IT BENEFITS FROM A LOUNGE, SUPERB DINING KITCHEN, DOWNSTAIRS WC AND UTILITY ROOM, AND A NEWLY FITTED BATHROOM, ALONG WITH TWO GENEROUSLY SIZED BEDROOMS. EXTERNALLY, THERE IS A LARGE ENCLOSED REAR GARDEN. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. EARLY VIEWING IS ESSENTIAL.

FREEHOLD - ENERGY RATING - E COUNCIL TAX BAND - A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'6"apx x 12'1" max



You enter the property through a uPVC door into a light and bright entrance hallway, which provides access to the staircase leading to the first-floor landing. A door leads through to the lounge.

LOUNGE 12'2"apx x 13'11"apx



A lovely-sized lounge situated to the front of the property, featuring a chimney breast with a gas fire and heating controls for the back boiler central heating system. A window overlooks the front garden, allowing plenty of natural light into the room. Neutrally decorated throughout, with coving to the ceiling. Doors lead through to the dining kitchen.

KITCHEN DINER 15'7"apx x 10'9" apx



A homely dining kitchen fitted with wood-effect wall and base units, complemented by feature long-stem handles and black granite worktops. The kitchen incorporates a one-and-a-half bowl sink and drainer with mixer tap, built-in oven, electric hob with extractor hood over, and an integrated fridge/freezer.

There is ample space for a dining table, making this a great area for both everyday living and entertaining. Two windows overlook the large rear garden, while spotlights to the ceiling add a modern touch. The room also benefits from two useful full-length storage cupboards, one of which is pantry style.

A door leads to the rear entrance hall, with further access back through to the lounge.

REAR HALL 3'1"apx x 9'5" apx

Rear entrance hall with a uPVC door opening to the outside. Benefiting from a large storage cupboard, ideal for coats and shoes. Doors lead to the downstairs WC, utility room, and rear porch.

DOWNSTAIRS WC 7'1"apx x 2'8"



UTILITY SPACE 5'8"apx x 6'9" apx



Utility room fitted with a worktop incorporating a stainless steel single drainer sink unit with hot and cold taps. There is plumbing for a washing machine and an obscured glass window providing natural light and privacy. A door leads through to the rear hall.

REAR PORCH 9'0"apx x 3'11"apx



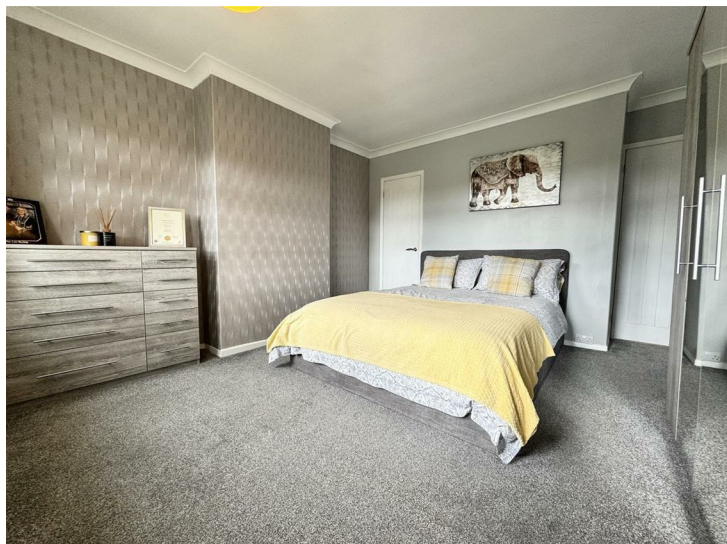
Providing access to the garden, this additional rear porch/sun room offers a versatile space, ideal for storage. Windows to both sides provide views into the garden, while a uPVC door leads directly outside. A door also leads back through to the rear hall.

LANDING



Stairs ascend from the entrance hallway to the first-floor landing, which features a double-glazed window to the side and provides access to the loft space. Doors lead through to the bathroom and bedrooms one and two.

BEDROOM ONE 12'2"apx x 12'3"apx



A lovely large master double bedroom situated to the front of the property, offering ample space for free-standing furniture. Benefiting from two windows allowing plenty of natural light, along with two useful storage cupboards. Doors lead through to the landing.

BEDROOM TWO 10'7"apx x 9'3"apx



A rear-facing double bedroom, currently used as a dressing room. A versatile space that would also make an ideal bedroom or home office. A window overlooks the rear garden, and the room benefits from two handy storage cupboards, ideal for hanging clothes and storing household items.

BATHROOM 5'11"apx x 5'8" apx



Newly fitted in 2025, this beautifully finished bathroom offers a stylish and modern feel throughout. Featuring an L-shaped bath with shower screen, electric shower, rainfall shower and handheld attachment. The room also includes a combined hand wash basin and WC set within a contemporary vanity unit, providing useful storage, along with a feature waterfall mixer tap. Fully tiled to walls and floor in stone-style tiling, the space is complemented by an obscured window, spot lighting to the ceiling, extractor fan, and a heated towel rail. A door leads back to the landing.

FRONT GARDEN & PARKING



Front garden with a lawn and planted borders. The frontage also benefits from areas of hard standing and gravel. Access to the property is via wrought iron gates leading to an area of off-street parking for numerous vehicles, with a further set of wrought iron gates providing access to an additional parking area.

REAR GARDEN & GARAGE



A huge rear garden offering excellent potential, mainly laid to lawn with a central pathway. The garden is well established with mature shrubs and is fully enclosed, providing a private outdoor space. Ideal for entertaining or offering scope for future extension of the property (subject to the necessary permissions). There is bin storage to the side and a single-storey garage.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

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

COUNCIL AND COUNCIL TAX BAND TAX:

Barnsley " A "

PROPERTY CONSTRUCTION: STANDARD

PARKING: GARAGE AND OFF STREET PARKING FOR NUMEROUS VEHICLES

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - MAINS GAS

*Broadband & Mobile -Suggested speeds up to 1000 mbps

BUILDING SAFETY:

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.

ENVIRONMENT:

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

AGENT NOTES

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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.

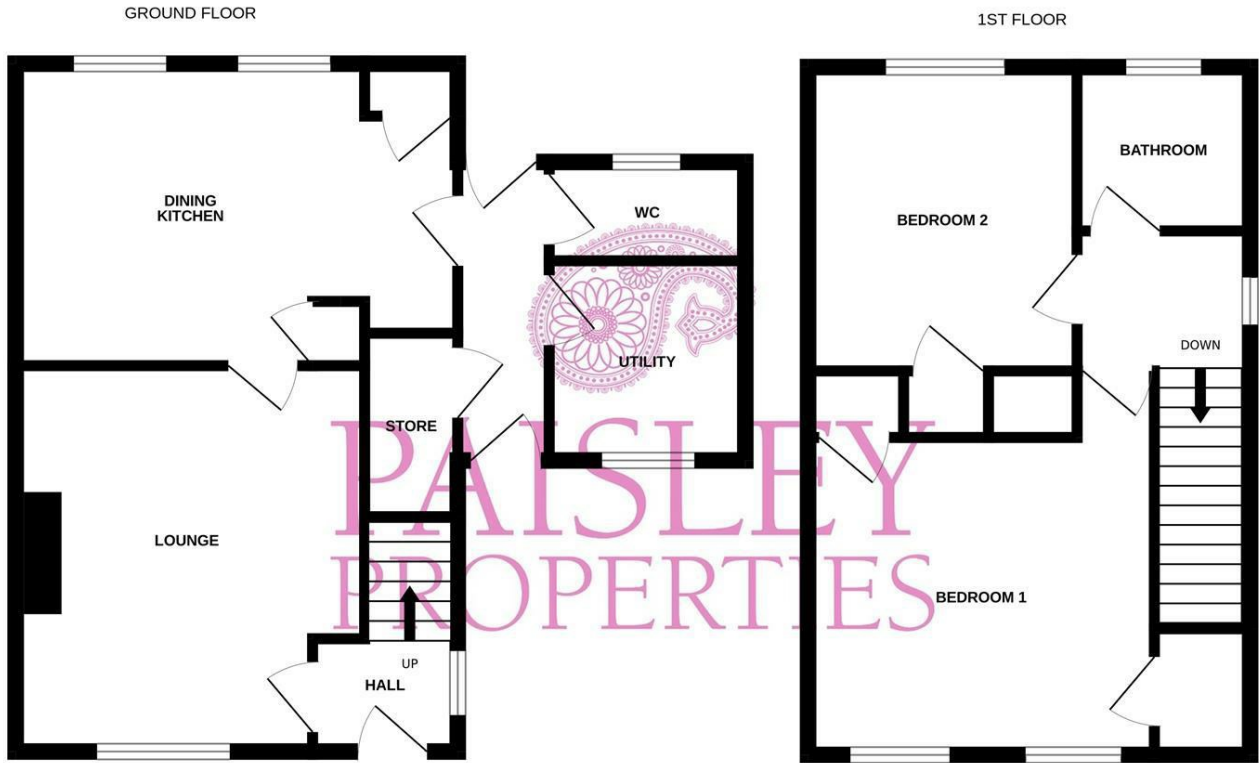
PAISLEY PROPERTIES

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.

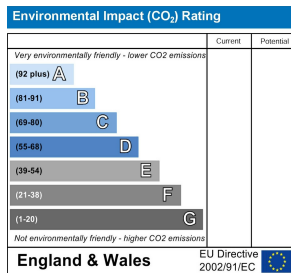
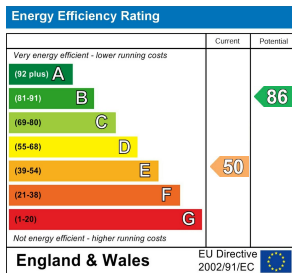
PAISLEY MORTGAGES

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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