

8 Redfearn Street,
Barnsley S71 1DF

PCM
£750 PCM



SUPERBLY POSITIONED TO ACCESS ALL OF BARNSELY'S AMENITIES, THIS IMMACULATELY PRESENTED THREE-BEDROOM MID-TERRACE PROPERTY BOASTS A GENEROUS LOUNGE, THREE DOUBLE BEDROOMS, FRONT AND REAR GARDENS, AS WELL AS OFF-ROAD PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS / NO SMOKERS / BOND £865 / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY
PROPERTIES

LOUNGE 14'0" x 11'10" (into alcove)

You enter the property through a stylish composite door into a generously sized lounge situated at the front of the house. This well-proportioned lounge provides ample room for substantial living room furniture. A wall-mounted electric fire is centrally positioned on the chimney breast, and there is available space in each alcove for storage if needed. The front-facing window floods the room with an abundance of natural light, complemented by wood-effect laminate flooring underfoot. There is neutral decor to the walls and a door leads through to the kitchen.



KITCHEN 9'10" x 11'10"

The kitchen, inspired by a cozy cottage style is fitted with cream wall and base units paired with wood-effect roll-top work surfaces. It also includes a stainless steel sink with a drainer and a convenient pull-out mixer tap and clear perspex splashbacks add a stylish touch. Integrated appliances include an electric oven and a five-ring gas hob with an overhead extractor fan and there is ample space for a freestanding fridge/freezer.

Access to the rear garden is provided through a UPVC door, and the space is illuminated by overhead spotlights. The kitchen is finished with wood-effect vinyl flooring and doors lead through to the utility and lounge. A staircase ascends to the first floor landing.



UTILITY 6'4" x 3'9"

Conveniently situated adjacent to the kitchen, nestled between the kitchen and bathroom, is a practical utility area. This space comes equipped with plumbing for a washing machine, power outlets, and ample room for a tumble dryer along with storage shelving. The flooring is finished with wood-effect vinyl, and it also provides access to the bathroom through a connecting door.

BATHROOM 6'3" x 5'5"

This lovely bathroom is fitted with a white three-piece suite, including a bathtub with an overhead shower, a pedestal hand wash basin, and a low-level W.C. To add a touch of color, a rear obscure glazed stained glass window is incorporated, and the walls are adorned with a combination of turquoise and white tiles. There are spotlights overhead, and wood-effect vinyl flooring completes the look. A door leads back to the utility area.

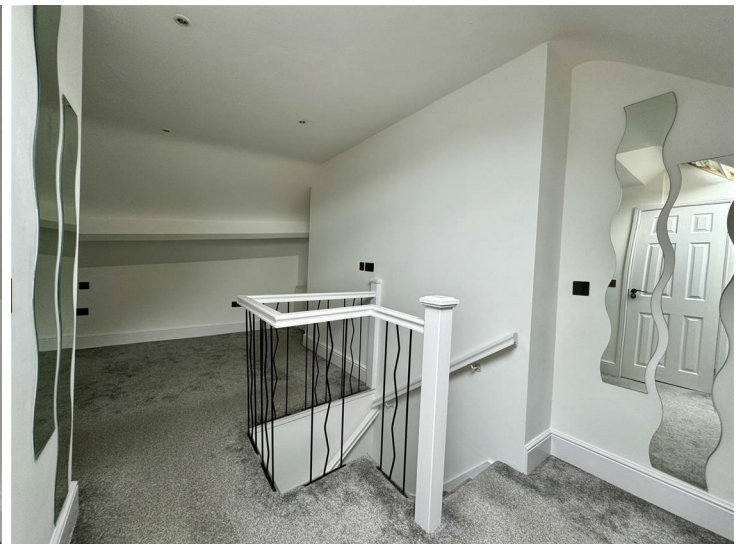
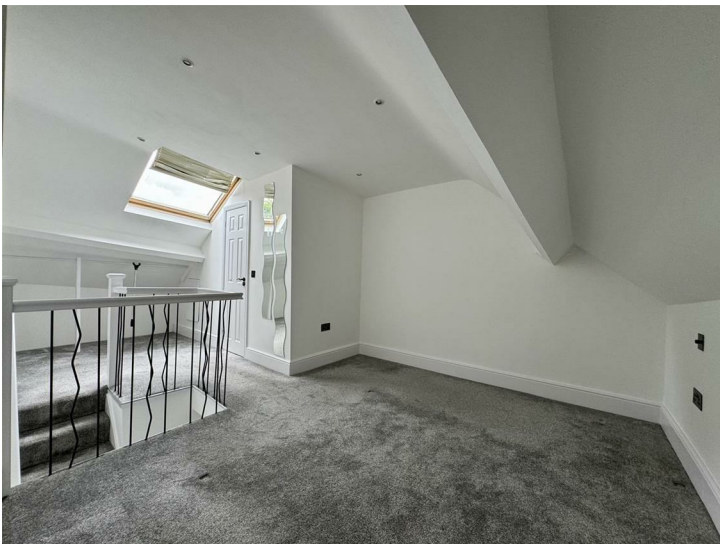


FIRST FLOOR LANDING

A staircase ascends from the kitchen to the first floor landing where there are doors to three bedrooms.

BEDROOM ONE 21'1" (into eaves) x 11'10" (max)

The fantastic master bedroom now occupies what was previously the loft space, providing a generous amount of room for bedroom furniture, complete with clothing poles cleverly integrated into the eaves. The room boasts a neutral decor, and a Velux window allows an abundance of natural light to filter in. Ceiling spotlights are overhead, and there's convenient access to the en-suite through a door. A staircase leads down to the first-floor landing.



EN-SUITE 6'7" x 3'4"

Nestled adjacent to the master bedroom is this contemporary shower room, featuring a modern walk-in shower, a pedestal hand wash basin, and a low-level W.C. The walls are finished with industrial grey panels, and there's an anthracite grey heated towel rail. There are spotlights overhead, while wood-effect vinyl flooring adds a stylish touch. A door leads back to the bedroom.



BEDROOM TWO 11'3" x 10'8"

This well-proportioned bedroom is situated to the front of the property, providing generous room for a double bed and additional freestanding furniture. It features a mirror-fronted fitted wardrobe for extra storage convenience. Adding a touch of character, it also boasts an original 1900's fireplace. This room is illuminated by a front-facing window, there is neutral decor to the walls and a door leads through to the landing.



BEDROOM THREE 9'10" x 8'9"

This good sized third bedroom is neutrally decorated throughout and can accommodate a double bed and various pieces of furniture. A rear-facing window offers views of the garden, while a closet offers storage space and houses the boiler. Wood-effect laminate flooring is underfoot and a door leads through to the landing.



FRONT, REAR & PARKING

At the front of the property, you'll find a charming, low-maintenance garden filled with mature plants that create an inviting entrance. A pathway, complete with a gate, guides you to the front door.

To the rear, a decked patio seamlessly connects to the property, offering ample space for outdoor furniture to enjoy in the summer months. A shingle driveway, suitable for one car, provides convenient parking. The garden is fully enclosed, bordered by fencing and equipped with large double gates for added security and privacy.



~ New Lettings Info ~

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

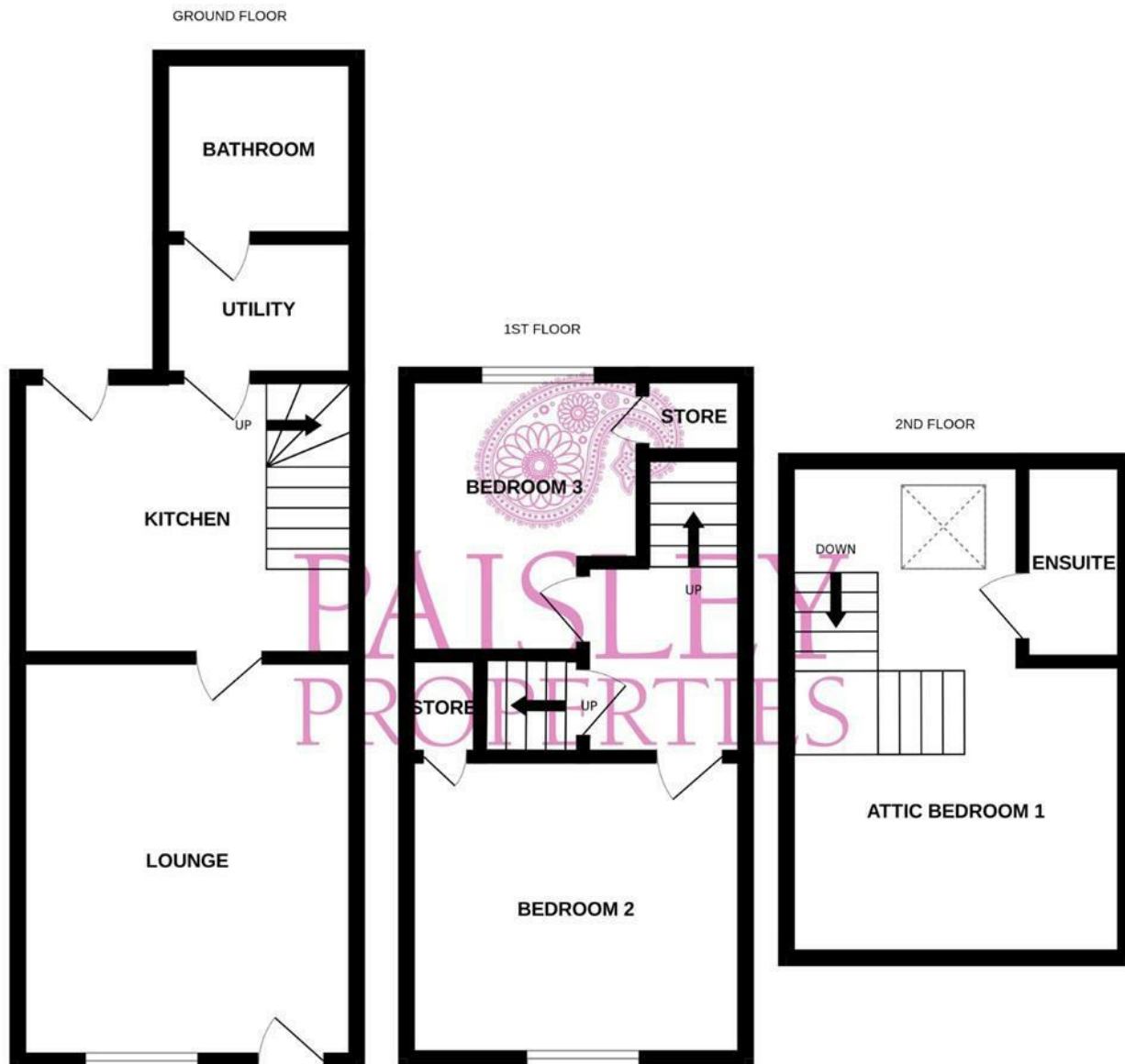
~ Paisley Properties ~

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.

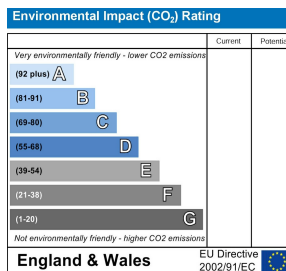
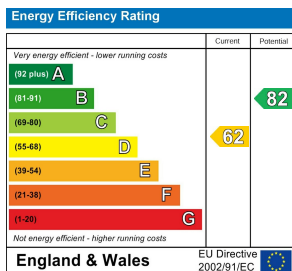
~ Paisley Mortgages ~

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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