

3 Ainsdale Road,
Barnsley S71 4HJ

OFFERS IN THE REGION OF
£185,000



THIS THREE-BEDROOM SEMI-DETACHED HOME REQUIRES MODERNISATION BUT FEATURES INCLUDE A SPACIOUS LIVING ACCOMODATION, OFF-STREET PARKING, GARAGE AND REAR GARDEN AND IS CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, AMENITIES AND EXCELLENT ROAD LINKS.

FREEHOLD/ ENERGY RATING - D/ COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 13'8" max x 6'3" apx



You enter the property through a partially glazed front door into the entrance hall which provides space for removing coats and shoes alongside room for freestanding furniture. Stairs rise to the first-floor landing, and doors lead through to the kitchen and the lounge/dining room.

LOUNGE / DINING ROOM 11'4" apx x 22'10" apx



This spacious lounge/dining room runs the full length of the property from front to back, creating a large and versatile open-plan living space. A stone feature fireplace sits upon the chimney breast, providing an attractive focal point for the room.

A bay window overlooks the front garden, while a large rear window allows plenty of natural light and enjoys views over the rear garden.

The room offers excellent space for a range of living and dining furniture and has fantastic potential to create a wonderful living space. A partially glazed door leads back to the entrance hall and into the kitchen. * Please note the gas fire does not currently work and is not in use *

KITCHEN 11'9" apx x 6'0" apx



The kitchen is located at the rear of the property and is fitted with a range of wall and base units. The room would benefit from modernisation, offering excellent potential for a buyer to update to their own taste. Features include a patterned tiled splashback, stainless steel sink and drainer with mixer tap, oven, hob and concealed extractor fan. There is space for a fridge and plumbing for a washing machine. A large bay window overlooks the rear garden and additional features include strip lighting and a tiled floor. There is also a useful pantry cupboard with shelving providing additional storage. An external door leads out to the rear garden, with another internal door returning to the entrance hallway. * We have been made aware that the oven does not work *

FIRST FLOOR LANDING 8'4" apx x 6'3" apx



Stairs ascend from the entrance hallway to the first-floor landing which features a wood and metal balustrade. A window at the top of the stairs allows natural light and a loft hatch provides access to the roof space. Doors lead to the house bathroom and three bedrooms.

BEDROOM ONE 12'0" max x 10'11" apx



This is a generously sized double bedroom positioned at the rear of the property which offers space for freestanding furniture. A window overlooks the rear garden and floods the room with natural light. The bedroom would benefit from some updating, offering great potential for buyers to personalise. A door leads back to the first-floor landing.

BEDROOM TWO 10'3" apx x 10'5" apx into the bay



This second double bedroom is located at the front of the property, with a lovely front facing bay window overlooking the quiet street. The room also benefits from wooden fitted wardrobes, providing useful storage space, along with additional room for freestanding furniture. A door leads to the first-floor landing.

BEDROOM THREE 6'8" apx x 6'5" apx



Located to the front of the property with a window overlooking the quiet street is this single bedroom. The room offers space for freestanding furniture and would be ideal as a bedroom, home office or nursery. A door leads to the first-floor landing.

HOUSE BATHROOM 7'4" apx x 6'2" apx



This is a good-sized bathroom comprising of a cream bath with overhead shower and handheld attachment, a pedestal wash basin with hot and cold taps and a low-level W.C. The walls are fully tiled with a floral patterned design, and an obscured window provides natural light while maintaining privacy. There are two useful cupboards, one housing the boiler and the other providing additional storage. A door leads back to the first-floor landing.

FRONT GARDEN



A tidy front garden featuring a lawned area with flower beds and mature shrubs. The garden is enclosed, creating an attractive and welcoming approach to the property.

DRIVEWAY & PARKING



A driveway provides off-street parking for one vehicle, with gated access.

GARAGE 8'5" apx x 10'0" apx



There is a single garage featuring an up-and-over garage door, with a rear access door into the garden. The garage benefits from power and lighting.

REAR GARDEN



To the rear is an enclosed rear garden featuring a lawned area with mature shrubs and flower beds. A pathway leads to a shed, while a stone slab patio provides space for outdoor seating. There is also access to the garage from the patio area.

~ 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 band B

PROPERTY CONSTRUCTION:

STANDARD

PARKING: DRIVEWAY AND SINGLE GARAGE

UTILITIES:

*Water supply & Sewerage-Mains

*Electricity & Gas Supply -Mains

*Heating Source -Mains

*Broadband & Mobile - suggested speeds up to 1000 mbps

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

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.

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.

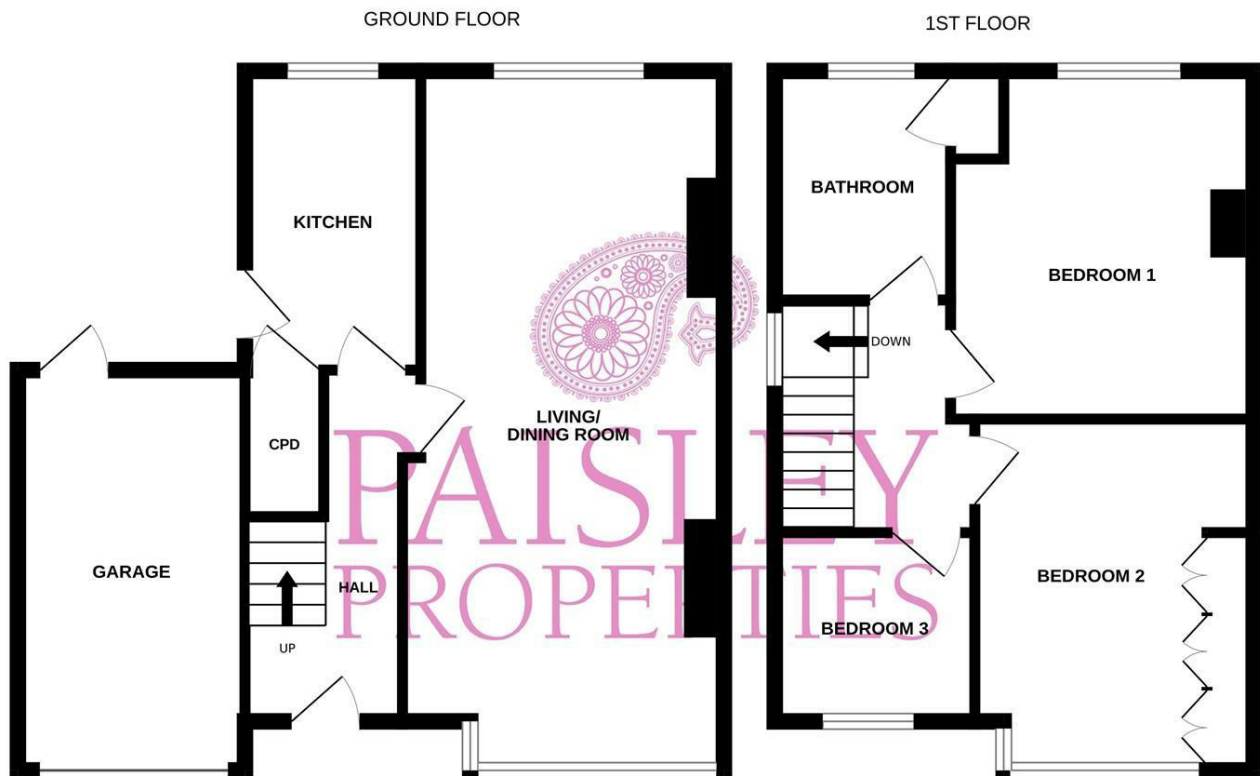
~ Paisley Properties ~

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 ~

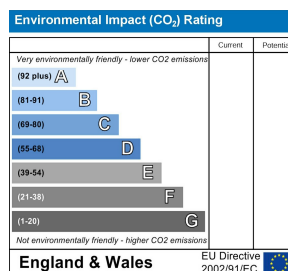
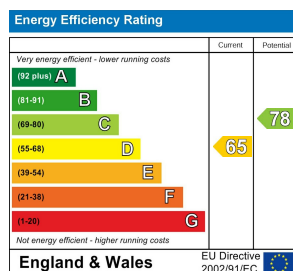
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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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