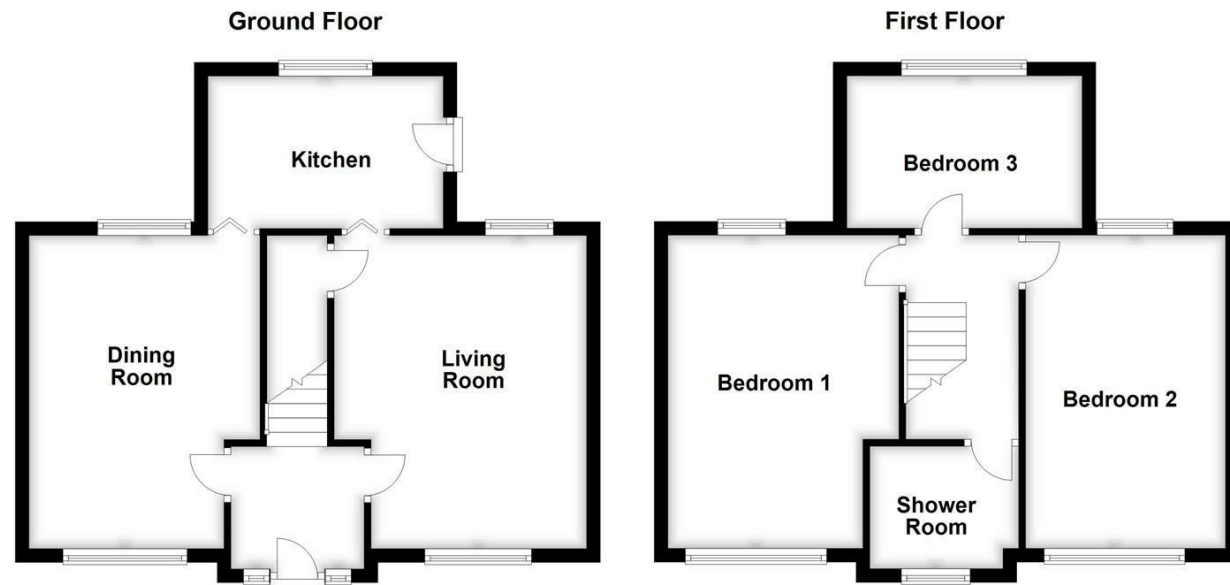




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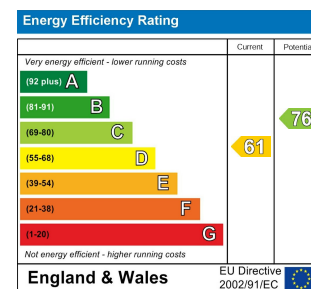
78 High Street, Shafton, Barnsley, S72 8NH

For Sale Freehold £225,000

A deceptively spacious three bedroomed detached family house finished to an impressive standard and situated in the heart of this popular village.

With a gas fired central heating system and sealed unit double glazed windows, this attractive property is approached via a contemporary entrance door that leads into a welcoming central reception hall. To either side of the hallway there is a sitting room and a separate dining room and to the rear a kitchen that has been fitted to an excellent standard with a good range of modern units with integrated cooking facilities. To the first floor there are three well proportioned bedrooms that are all served by a particularly well appointed family shower room. Outside, the property has a gated driveway providing ample off street parking and the gardens have been block paved for low maintenance and extend to all sides of the house.

The property is situated in the heart of this well regarded village within easy reach of the good range of shops, schools and recreational facilities. A broader range of amenities are available in the neighbouring towns and there is ready access to the surrounding larger centres of Barnsley, Pontefract and Wakefield.



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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

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ACCOMMODATION

RECEPTION HALL

6'6" x 5'10" [2.0m x 1.8m]

Composite contemporary style front entrance door, central heating radiator and stairs to the first floor.

DINING ROOM

15'1" x 11'1" [4.6m x 3.4m]

Windows to both the front and rear, double central heating radiator and feature former fireplace with wooden surround and tiled interior. Two wall light points and folding door through to the kitchen.



SITTING ROOM

15'1" x 10'5" [4.6m x 3.2m]

Windows to the both the front and rear, double central heating radiator, two wall light points, useful downstairs store and folding door through to the kitchen. Former fireplace with tiled insert and hearth.



KITCHEN

11'1" x 7'2" [3.4m x 2.2m]

Fitted to an excellent standard with a contemporary style range of wall and base units with solid wood butchers block style worktops and marble style tiled splash backs. Inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in double oven, integrated dishwasher and integrated washing machine. Window overlooking the garden and tiled floor. Contemporary style composite door to the side.

FIRST FLOOR LANDING

Loft access point and oak and glazed balustrade.

BEDROOM ONE

15'1" x 11'1" [max] [4.6m x 3.4m [max]]

A generously proportioned bedroom with windows to both the front and rear and central heating radiator.



BEDROOM TWO

15'1" x 9'6" [4.6m x 2.9m]

Windows to both the front and rear and central heating radiator.



BEDROOM THREE

11'5" x 7'6" [3.5m x 2.3m]

A good sized third bedroom overlooking the back garden and having central heating radiator.

SHOWER ROOM/W.C.

7'10" x 7'2" [2.4m x 2.2m]

Fitted to a lovely standard with a contemporary style three piece suite comprising corner shower cubicle with rainfall style shower, separate hand set, body jet and sliding glazed doors, pedestal wash basin and low flush w.c. Chrome ladder style heated towel rail, additional vertical central heating radiator and frosted window to the front. Marble style tiled walls and floor and extractor fan.



OUTSIDE

To the front the property has a block paved courtyard style garden with double gates providing vehicular access. The driveway passes the side of the house round to the rear where there is further block paved garden, designed for low maintenance with a gravelled area and a good degree of privacy.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

COUNCIL TAX BAND

The council tax band for this property is TBC.

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.