Richard Kendall Estate Agent

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Common Road, Brierley, Barnsley, S72 9ER

For Sale Freehold Offers Over £350,000

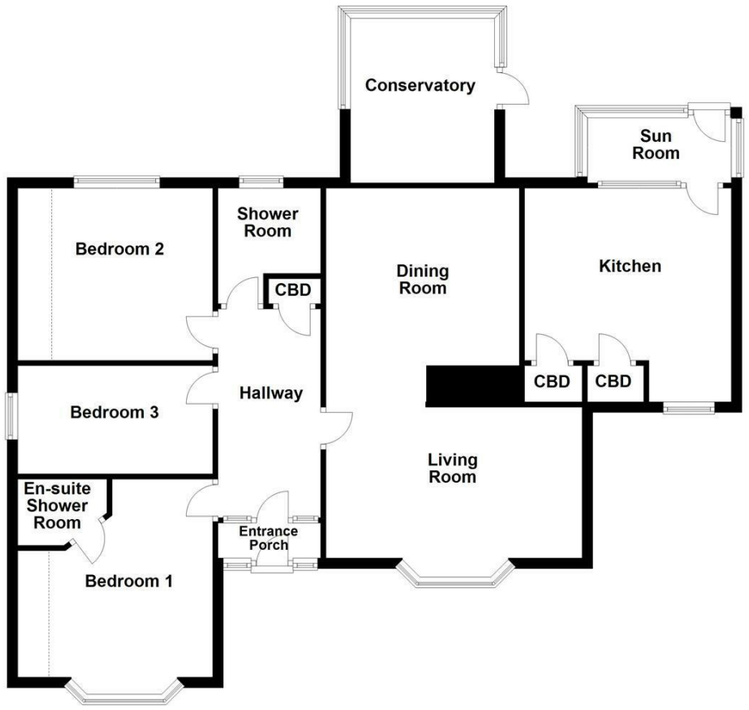
Situated in the sought after village of Brierley, in need of a degree of modernisation however offering great potential is this deceptively spacious three bedroom detached bungalow situated on an extremely generous sized plot boasting an expansive driveway, double garage, further single garage and enclosed gardens to three sides.

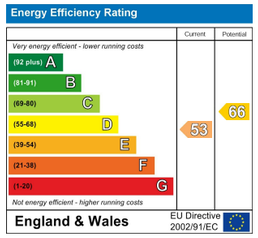
The property briefly comprises of the entrance porch, hallway providing access to useful loft space and leading to the living room, dining room, conservatory, kitchen, sun room and three bedrooms (with bedroom one boasting en suite facilities) and main shower room. Outside to the front the garden is paved with concrete areas. An expansive concrete driveway runs down the side of the property providing ample off road parking for several vehicles. There is a double concrete sectional garage and a single wooden garage furthering the off road parking for the property. The rear garden is laid to lawn with concrete and paved areas, perfect for outdoor dining and entertaining, with timber shed, fully enclosed by timber fencing.

Situated in the popular village of Brierley which provides excellent transport links to the surrounding towns and villages of Hemsworth and South Elmsall, Pontefract, Barnsley, Wakefield and beyond. Brierley itself is well served by a range of amenities including local shops, schools and bus routes.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.

Ground Floor





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*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE PORCH
Timber front entrance door with frosted glass pane leading into the porch. Timber framed frosted windows to the front and windows and door to the hallway.

HALLWAY
6'11" x 13'4" (2.11m x 4.08m)
Coving to the ceiling, ceiling rose, central heating radiator, picture rail, loft access to fully boarded and insulated loft which offers lots of potential to create further accommodation, subject to the necessary consents. Doors to the living room, three bedrooms, shower room and storage cupboard housing the Ideal combi boiler.

LIVING ROOM
15'10" x 11'3" (4.84m x 3.44m)
Coving to the ceiling, ceiling rose, dado rail, opening through to the dining room, central heating radiator and UPVC double glazed bay window to the front. Gas fireplace with marble hearth, surround and wooden mantle.

DINING ROOM
10'7" x 12'0" (3.25m x 3.66m)
Coving to the ceiling, ceiling rose, dado rail, set of UPVC double glazed sliding doors to the conservatory, door through to the kitchen and central heating radiator.

CONSERVATORY
10'2" x 9'1" (3.12m x 2.77m)
Surrounded by UPVC double glazed windows, door to the rear garden and central heating radiator,

KITCHEN
12'9" x 11'11" (max) x 9'10" (min) (3.9m x 3.65m (max) x 3.02m (min))
Range of wall and base units with laminate work surface over, 1/2 sink and drainer with mixer tap and tiled splash back, integrated double oven with four ring gas hob and stainless steel extractor hood above. Space and plumbing for a slimline dishwasher and under counter fridge/freezer. UPVC double glazed window to the front, central heating radiator, decorative beams to the ceiling, door and timber framed single pane window to the sun room. Doors to two storage cupboards.

SUN ROOM
8'8" x 4'0" (2.66m x 1.23m)
Surrounded by UPVC double glazed windows and UPVC double glazed frosted door leading out to the rear garden.

BEDROOM ONE
12'0" x 13'10" (max) x 7'10" (min) (3.68m x 4.22m (max) x 2.39m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, set of fitted wardrobes with sliding mirror doors and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'4" x 4'1" (max) x 2'3" (min) (1.65m x 1.25m (max) x 0.71m (min))
Chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.

BEDROOM TWO
10'7" x 11'11" (3.25m x 3.64m)
Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed window to the rear and a set of fitted wardrobes with sliding mirror doors.

BEDROOM THREE
6'8" x 12'0" (2.04m x 3.67m)
UPVC double glazed window to the side, coving to the ceiling, dado rail and central heating radiator.

SHOWER ROOM/W.C.
7'4" x 6'8" (max) x 2'7" (min) (2.25m x 2.04m (max) x 0.79m (min))
Coving to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and shower cubicle with electric shower and glass shower screen.

OUTSIDE
To the front of the property the garden is paved with concrete area. There is an expansive concrete driveway providing off road parking for several vehicles leading down the side of the property and to the rear as well as a good size side lawned garden. The rear garden is laid to lawn incorporating concrete and paved patio area, perfect for outdoor dining and entertaining, with timber shed, fully enclosed by timber fencing. There is a double concreted sectional garage and a single wooden garage.

COUNCIL TAX BAND
The council tax band for this property is E.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"My father had this property built in 1962, if I could take this home with me I would. Lovely neighbours, it is my safe haven"

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.