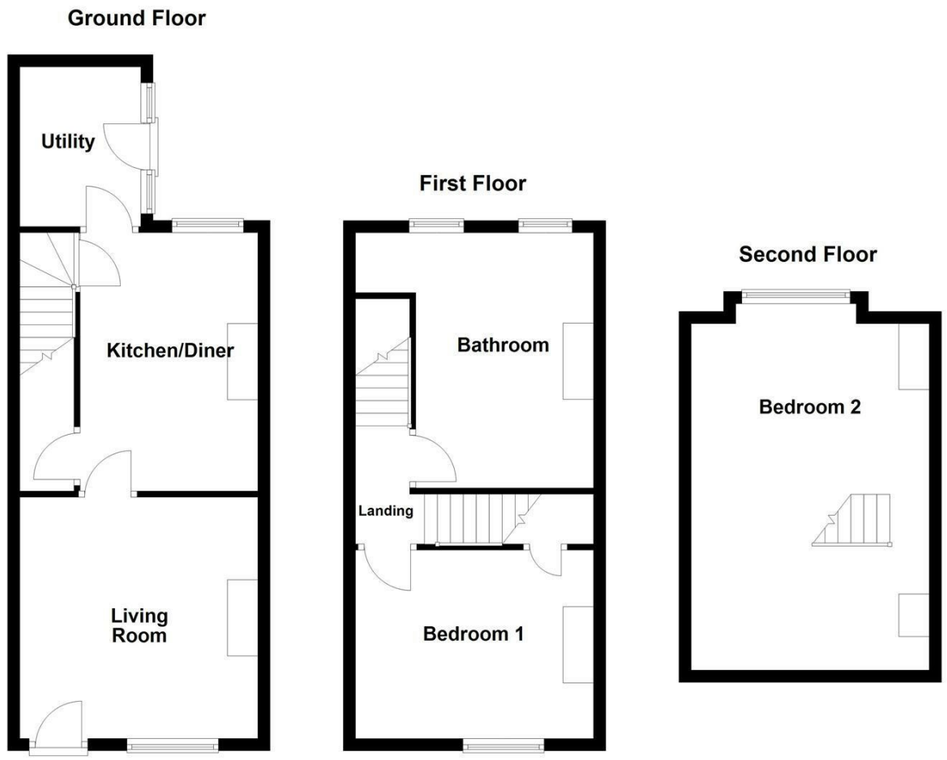


Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

28 Tun Lane, South Hiendley, Barnsley, S72 9DD

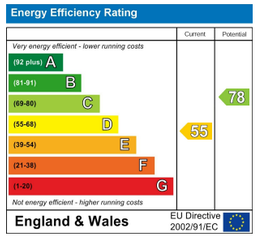
For Sale Freehold Price Guide £160,000

Situated in the cherished village of South Hiendley,, this deceptively spacious two bedroom end terrace property offers far more accommodation than first appears from the front elevation. The property benefits from well proportioned living space throughout, a large four piece house bathroom and gardens to both the front and rear, along with off road parking. This is a property that must be viewed internally to be fully appreciated.

The accommodation briefly comprises a living room to the front which leads through to a spacious kitchen diner, having stairs rising to the first floor with useful understairs storage and access through to the utility room. The utility in turn provides access to the rear garden. To the first floor landing there is access to bedroom one, the house bathroom, and a further staircase rising to the second floor. Bedroom one also benefits from a useful understairs storage cupboard. The second floor leads to bedroom two, a particularly spacious room featuring a dormer style window to the rear elevation and vaulted ceiling, creating a light and airy feel. Externally, to the front of the property is a low maintenance garden with planted bed borders incorporating mature shrubs and flowers, together with a concrete pathway leading to the front entrance. The garden is fully enclosed by walls and timber fencing, with a timber gate providing access. To the rear is a low maintenance garden, mainly laid to paved patio, ideal for outdoor dining and entertaining. The garden is again fully enclosed by walls and timber fencing, with a timber gate to the rear leading to a tarmac parking space for one vehicle and a single end terrace garage with timber double doors.

South Hiendley is a popular and convenient location for a wide range of buyers, including first time purchasers, small families, and professional couples, being well placed for local shops, schools, and everyday amenities within walking distance. Further facilities can be found in the nearby towns of Barnsley, Hemsworth, and Pontefract. Local bus routes run through the area, while train stations at Moorthorpe and Fitzwilliam provide links to larger towns and cities including Leeds. The A1 link road is also just a short drive away, giving access to the M1 and M62 motorway networks for those travelling further afield.

Only a full internal inspection will truly reveal all that this well presented home has to offer, and an early viewing is highly recommended to avoid disappointment.



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

LIVING ROOM
12'11" x 13'2" (max) x 11'9" (min) (3.96m x 4.02m (max) x 3.60m (min))
A composite front door with frosted glass pane leads into the living room, having a UPVC double glazed window to the front elevation, central heating radiator, and gas fireplace with marble hearth and surround with decorative mantel. Coving to the ceiling and door leading through to the kitchen diner.

KITCHEN DINER
13'10" x 9'10" (max) x 8'1" (min) (4.22m x 3.0m (max) x 2.48m (min))
UPVC double glazed window to the rear elevation, central heating radiator, and staircase providing access to the first floor landing with useful understairs storage cupboard. Door leading through to the utility room. The kitchen area comprises a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, and space for a range style cooker.

UTILITY ROOM
5'9" x 8'5" (1.77m x 2.58m)
UPVC double glazed frosted door to the rear garden with two UPVC double glazed windows to either side, central heating radiator, wall mounted boiler, and space and plumbing for a washing machine and tumble dryer, along with space for a fridge freezer.

FIRST FLOOR LANDING
First floor landing with central heating radiator, staircase providing access to the second floor, and doors leading to bedroom one and the house bathroom.

BEDROOM ONE
12'4" x 10'2" (3.76m x 3.10m)
UPVC double glazed window to the front elevation, central heating radiator, access to understairs storage cupboard, and fitted storage cupboards within the alcoves.

HOUSE BATHROOM
13'10" x 12'5" (max) x 8'2" (min) (4.23m x 3.80m (max) x 2.51m (min))
Having two frosted UPVC double glazed windows to the rear elevation, central heating radiator, low flush WC, wash hand basin set within vanity storage unit with mixer tap, panelled bath with mixer tap and shower attachment, and separate shower cubicle with electric shower and glass screen. Partial tiling to the walls.

SECOND FLOOR LANDING
Leading to bedroom two.

BEDROOM TWO
20'2" x 13'1" (max) x 3'3" (min) (6.15m x 4.01m (max) x 1.01m (min))
UPVC double glazed window to the rear elevation, two central heating radiators, and vaulted style ceiling.

OUTSIDE
Externally, to the front of the property is a low maintenance garden with planted borders containing mature shrubs and flowers, with a concrete pathway leading to the front entrance. The garden is fully enclosed by timber fencing and walling with a timber gate providing access. To the rear is a low maintenance garden, mainly laid to paved patio, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing, making it suitable for pets and children, with a timber gate to the rear leading to a tarmac parking space for one vehicle and a single garage with timber double doors.

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

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.

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

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