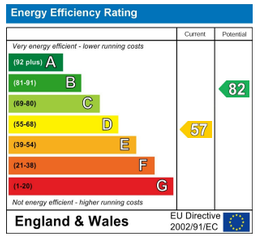


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 9 Tun Lane, South Hiendley, Barnsley, S72 9BZ

## For Sale Freehold £395,000

Situated in South Hiendley is this well proportioned three bedroom detached home originally built in 1912 and sitting on a generous sized plot benefitting from broad driveway with garage and an expansive rear garden. The gardens present scope for extension or further dwelling subject to necessary consent.

The property briefly comprises of the entrance hall, living room, sitting room, kitchen/diner, inner hallway with access down to the cellar, utility room and side porch. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a lawned garden with pathway to the front door and driveway running down the side of the property leading to the larger than average single detached garage. To the rear is an expansive enclosed garden with planted features, timber canopies, water feature pond, patio area and lawned areas with mature trees and flowers.

South Hiendley is a 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.

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

## ACCOMMODATION

### ENTRANCE HALL
UPVC double glazed front entrance door, UPVC double glazed frosted window to the front and doors to the living room and sitting room.

### LIVING ROOM
17'10" x 14'0" (max) x 6'2" (min) (5.45m x 4.28m (max) x 1.9m (min))
Coving to the ceiling, original picture rail, ceiling rose, a set of UPVC double glazed French doors to the rear garden, UPVC double glazed box window to the front, central heating radiator and gas fireplace with tiled hearth, surround and original wooden mantle.

### SITTING ROOM
17'9" x 13'10" (max) x 6'1" (min) (5.42m x 4.23m (max) x 1.87m (min))
Door to the kitchen/diner, coving to the ceiling, UPVC double glazed box window to the front, central heating radiator and gas fireplace with marble hearth, stone surround and wooden mantle.

### KITCHEN/DINER
11'11" x 11'11" (3.65m x 3.65m)
Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer mixer tap, space and plumbing for a Range style cooker, space and plumbing for a dishwasher and space for a fridge/freezer. Doors to the rear hallway and side porch. UPVC double glazed window to the rear, central heating radiator and spotlights.

### HALLWAY
Stairs leading down to the cellar, storage shelving and door to the utility room.

### CELLAR
13'4" x 17'2" (max) x 14'4" (min) (4.07m x 5.25m (max) x 4.38m (min))
Useful storage area with power, light and shelving including original storage slabs.

### UTILITY ROOM
4'3" x 8'1" (1.3m x 2.47m)
UPVC double glazed frosted window to the rear, central heating, plumbing for washing machine and tumble dryer. The Viessmann combi boiler is housed in here.

### SIDE PORCH
9'2" x 4'3" (2.8m x 1.32m)
Surrounded by UPVC double glazed windows with double glazed side door.

### FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the rear, doors to three bedrooms and bathroom.

### BEDROOM ONE
14'11" x 14'0" (max) x 12'11" (min) (4.55m x 4.27m (max) x 3.94m (min))
UPVC double glazed window to the front, central heating radiator, original picture rail, a range of fitted wardrobes and overstairs storage cupboard with UPVC window.

### BEDROOM TWO
14'11" x 13'7" (max) x 12'3" (min) (4.55m x 4.16m (max) x 3.75m (min))
Original picture rail, UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes, storage units and vanity unit.

### BEDROOM THREE
8'10" x 12'0" (max) x 6'2" (min) (2.7m x 3.67m (max) x 1.88m (min))
UPVC double glazed window to the rear, central heating radiator and fitted storage cupboard.

### BATHROOM/W.C.
9'8" x 8'11" (max) x 5'0" (min) (2.96m x 2.72m (max) x 1.54m (min))
Four piece suite comprising concealed cistern low flush w.c., ceramic wash basin with storage below, panelled bath and separate shower cubicle with electric shower head attachment. UPVC double glazed frosted window to the side, central heating radiator, spotlights and extractor fan.

### OUTSIDE
To the front of the property is accessed via iron gates onto a lawned garden with planted border, pathway to the front door and driveway providing off road parking for several vehicles leading to the larger than average single detached garage with up and over door. To the rear is an expansive well maintained mature garden incorporating established planted boarders and rockeries, planted features with timber canopies and lawned areas throughout, mature trees, shrubs and flowers. There is a water feature pond and paved patio area, perfect for outdoor dining and entertaining. The rear garden is fully enclosed by timber fencing and presents scope for the development of a separate dwelling, subject to gaining all the necessary consents.

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

### 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.