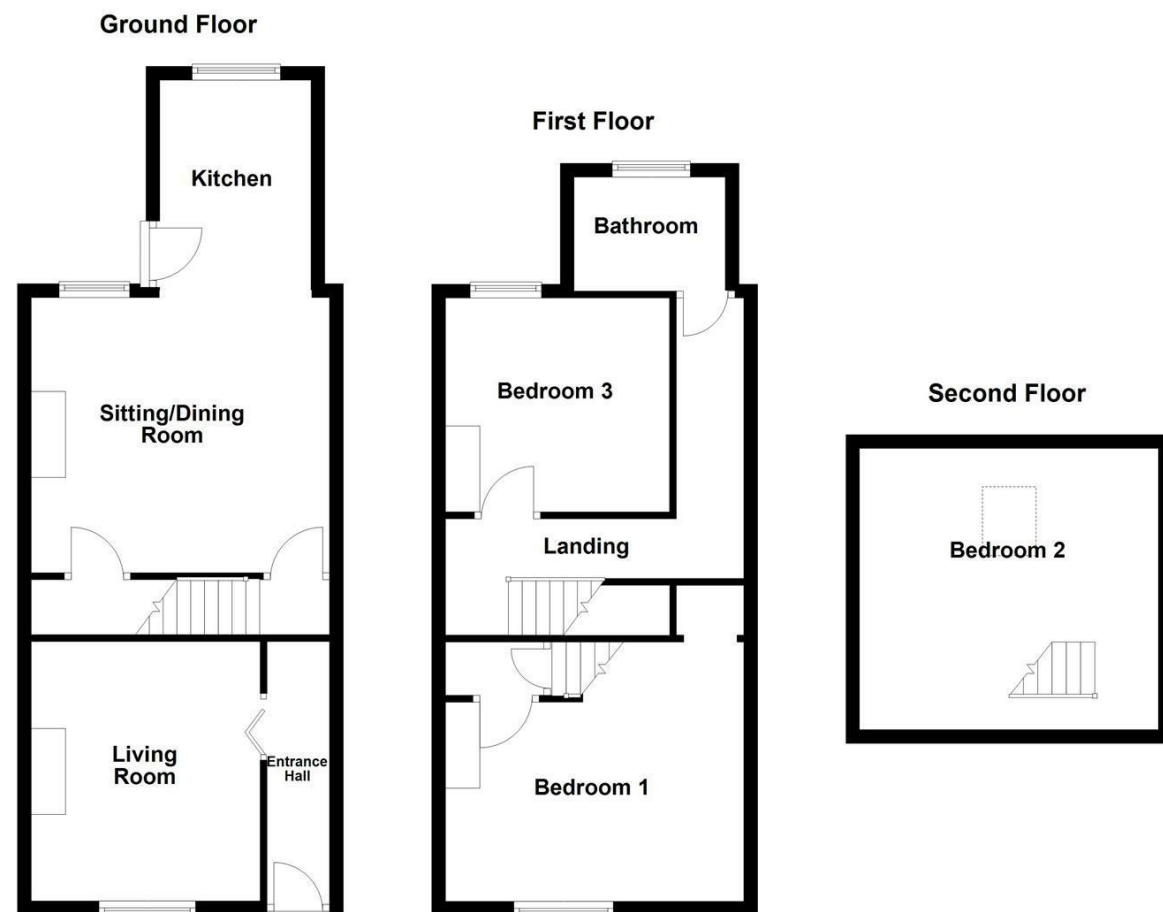




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30 High Street, South Hiendley, Barnsley, S72 9AE

For Sale Freehold Guide Price £140,000

Situated in the village of South Hiendley is this well presented three bedroom mid terraced property. Offering spacious accommodation over three floors, the property benefits from three double bedrooms, ample reception space, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to both the living room and a separate sitting/dining room. The sitting/dining room provides access to useful downstairs storage and leads through to the kitchen, which in turn opens out to the rear garden. To the first floor, the landing provides access to two bedrooms and the house bathroom, with a further staircase leading to the second floor where the third double bedroom is located, benefitting from additional storage. Externally, the front of the property features a low maintenance garden with mature planting, together with a gravelled driveway providing off road parking for two vehicles. To the rear, there is an enclosed garden designed for low maintenance, incorporating artificial lawn, paved patio seating areas and planted borders, ideal for outdoor dining and entertaining.

South Hiendley is well suited to a range of buyers including first time purchasers, small families and professional couples. A range of local amenities including shops and schools can be found within walking distance, with further facilities available in nearby Barnsley, Pontefract and Wakefield. The area is well served by local bus routes, with train stations in Fitzwilliam and Barnsley providing wider transport links. The A1 motorway is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and versatility this property has to offer. Early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

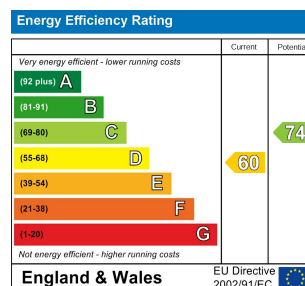
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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ACCOMMODATION

ENTRANCE HALL

15'6" x 3'0" [4.73m x 0.92m]

Composite front door with frosted and stained glass panel, coving to the ceiling, dado rail, central heating radiator, stairs to the first floor and doors to the living room and dining sitting room.

LIVING ROOM

12'4" x 10'11" [3.78m x 3.33m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail and decorative fireplace with stone hearth and surround.



DINING SITTING ROOM

13'1" x 14'3" [4.00m x 4.35m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, dado rail, access to understairs storage and decorative fireplace. Opening through to the kitchen.



KITCHEN

9'11" x 7'2" [3.03m x 2.20m]

UPVC double glazed door and window to the rear, fitted with a range of wall and base units with work surfaces over, composite sink with mixer tap, tiled splashback, four ring electric hob with extractor, integrated double oven and space for appliances. Boiler housed within.

FIRST FLOOR LANDING

14'3" x 13'1" [4.35m x 4.01m]

Coving to the ceiling, central heating radiator, doors to bedroom one, bedroom three and bathroom, with further stairs leading to bedroom two.

BEDROOM ONE

14'3" x 12'5" [4.35m x 3.80m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and access to overstairs storage.



BEDROOM THREE

10'4" x 10'0" [3.15m x 3.06m]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

5'4" x 6'11". [1.65m x 2.13m.]

Fitted with a three piece suite comprising corner bath with shower attachment, wash basin and WC. Fully tiled walls, central heating radiator and frosted UPVC double glazed window to the rear.



BEDROOM TWO

14'5" x 12'7" [4.40m x 3.85m]

Exposed beams to the ceiling, fitted storage, access to eaves storage and skylight window.



OUTSIDE

Externally, the front offers a block paved driveway providing off road parking for two vehicles with paved access to the entrance and enclosed boundaries. To the rear, there is a low maintenance garden with artificial lawn, paved patio seating area, mature shrubs and space for a timber shed, all enclosed by fencing.



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.

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.